

32 Greenvale Manor, Antrim, BT41 1SB



PRICE Offers Over £209,950

We are delighted to offer for sale, 32 Greenvale Manor, Antrim. This well presented, chain free three bedroom detached home is ideally located within the highly sought after Greenvale Manor development, close to local amenities, schools and transport links. Offering comfortable and well proportioned accommodation, the ground floor comprises a spacious lounge with feature open fire and a generous kitchen with informal dining area.

The first floor provides three well sized bedrooms along with a modern four piece family bathroom including panel bath and quadrant enclosed shower. Externally, the property benefits from generous off street parking and a fully enclosed rear garden enjoying excellent sun orientation.

Ready for immediate occupation, this attractive home is sure to appeal to a wide range of discerning purchasers and early viewing

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BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with understairs storage, fully tiled flooring and staircase to first floor
- Living room 16'0" x 11'11" with feature open fire
- Kitchen with informal dining area / Sliding patio doors to rear
- Full range of cream contemporary style high and low level units / Integrated oven and hob
- Three generous bedrooms
- Bathroom with modern white four piece suite to include fully tiled corner shower cubicle and panel bath
- PVC double glazed windows / Oil-fired central heating
- Tarmac drive to side with parking for up to three cars / Enclosed parking and space for garage
- Fully enclosed rear garden offering superb sun orientation with paved patio and neat lawn
- Excellent opportunity for first time buyers and young families alike

ACCOMMODATION

Tarmac drive to side with space for three cars. Neat lawn. Paved pathway and step to;

ENTRANCE HALL

Hardwood door to entrance hall with Staircase to first floor with moulded handrail and turned balustrading. Understairs storage. Fully tiled flooring. Single radiator.

LIVING ROOM

16'0" x 11'11" (4.882 x 3.634)

Feature open fire with cast iron inset decorative surround and polished granite hearth. Engineered wooden flooring. Double radiator.

KITCHEN WITH INFORMAL DINING

18'9" x 11'8" (5.721 x 3.564)

Full range of cream, contemporary style, high and low level kitchen units with contrasting work surfaces and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style, overhead extractor fan. A low level combination oven and grill. Space for fridge freezer and washing machine. Fully tiled flooring. Two single radiators. Bevelled glass double glazed two panel hardwood door to rear. PVC double glazed door sliding patio doors to the rear.

FIRST FLOOR LANDING

Access to loft. Gable window.

BEDROOM 1

13'6" x 12'0" (4.138 x 3.668)

Single radiator.

BEDROOM 2

11'8" x 11'11" (3.565 x 3.654)

Single radiator.

BEDROOM 3

8'9" x 8'3" (at max) (2.669 x 2.523 (at max))

Over stairs storage cupboard. Single radiator.

FAMILY BATHROOM

6'5" x 6'0" (1.959 x 1.851)

Modern white four piece suite comprising a panel bath with fully tiled splashback and feature chrome mixer tap with shower attachment. A quadrant enclosed shower with fully tiled splashback and 'Triton' electric shower, fully tiled splashback and partially glazed sliding doors. A pedestal wash hand basin with 'Monobloc' chrome mixer tap. A low flush push button WC. Tiled skirting. Extractor fan. Hot press with insulated copper cylinder. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden with superb sun orientation, six foot timber fencing and pedestrian gate to front. Paved patio with mixed stone bed borders. Neat lawn with specimen trees. PVC oil tank. Brick built boiler house. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

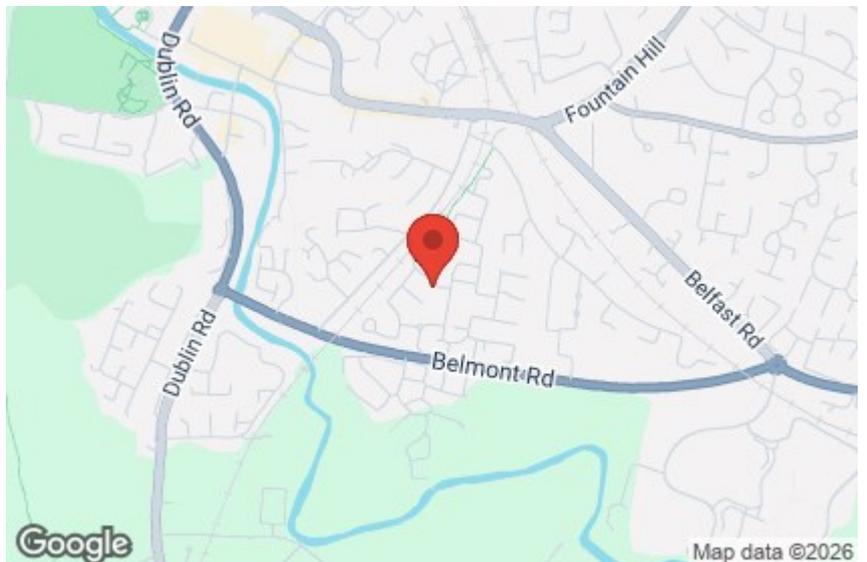
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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