

2 Carnbeg Meadows, Antrim, County Antrim, BT41 4RG



**PRICE Offers Over
£264,950**

This is excellent opportunity for those with a young family or anyone hoping to downsize to purchase a deceptively spacious and well proportioned three bedroom detached chalet style house with integral garage occupying a generous site with superb sun orientation. Positioned within the ever popular Carnbeg development on the outskirts of Antrim town yet within easy access of The Junction with multiple eateries, coffee shops and large grocery stores together with the "Omniplex" multi-screen cinema complex, this property is also ideally suited to those who commute to Belfast, Ballymena or Mid Ulster and beyond to the North West due to it's close proximity to the M2 motorway at Dunsilly .

Internally, the property boasts three well proportioned first floor bedrooms to include a master with ensuite shower room and open plan living room with adjoining dining area plus a spacious kitchen with informal dining finished in "Shaker" style units and integrated oven and hob.

Outside, the property benefits from spacious gardens to front, side and rear with excellent sun orientation and a tarmac drive to the integral garage making this the ideal property for downsizers and young families alike.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

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

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



FEATURES

- Open entrance porch with feature floor to ceiling window to living room / Victorian patterned fully tiled floor through to;
- Entrance hall with staircase to first floor / Ground floor W/C with modern white suite
- Living room with feature corner window / Open fire with polished granite surround and hearth / Cast iron glass fronted inset stove / Solid wood floor in herringbone pattern / Open to;
- Dining room 12'6 x 8'4 with PVC double glazed French doors to rear / Solid wood floor in herringbone pattern
- Kitchen with informal dining / Full range of "Shaker" style high and low level units / Integrated oven and hob
- Half landing to first floor with bank of three "Velux" double glazed roof lights
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with white suite to include panel bath with electric shower over / New family bathroom suite purchased, included and in need of fitting (Please ask in store for more details)
- PVC double glazed windows and French doors to rear / Oil-fired central heating / Integral garage with roller shutter door
- Generous site with excellent sun orientation

ACCOMMODATION

Open covered entrance with paved patio. Hard wood double glazed door and side lights to:

ENTRANCE PORCH

7'2 x 4'9 (2.18m x 1.45m)

Single radiator. Feature floor to ceiling glazed corner window to living room. Patterned fully tiled floor through 8 pane bevelled glass door to:

ENTRANCE HALL

Double radiator. Stair case to first floor with painted moulded hand rail and mahogany turned balustrade. Access to integrated garage.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner pedestal wash hand basin in vanity unit with feature mixer taps and storage below. Floor to ceiling tiled splash back. Victorian patterned fully tiled floor. Extractor fan. Single radiator.

LIVING ROOM

11'11 x 11'3 (3.63m x 3.43m)

Feature 'Inglenook' with polished granite surround, tiled splashback, cast iron glass fronted multi-fuel stove inset and polished granite hearth. Solid wood floor laid in a Herringbone pattern. Double radiator. Open through to:

DINING ROOM

12'6 x 8'4 (3.81m x 2.54m)

Solid wood floor laid in a herringbone pattern. PVC double glazed French doors to rear. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

11'8 x 10'2 (3.56m x 3.10m)

Full range of wood "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Glazed corner display cabinets and open shelving. Over window pelmet with low voltage downlights. Integrated four ring stainless steel hob with low level combined oven and grill. Stainless steel over head pyramid style extractor canopy. Space for fridge freezer. Double radiator. Hard wood double glazed door to side.

INTEGRATED GARAGE

18' x 9'10 (5.49m x 3.00m)

Roller shutter door. Power and light. Plumbed for washing machine.

FIRST FLOOR LANDING

Feature three double glazed "Velux" roof lights to rear pitch of half landing. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving. Access to loft.

BEDROOM 1

13'10 x 10'5 (4.22m x 3.18m)

(into dormer) Walnut coloured wood laminate floor. Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with feature mixer taps and storage below. Fully tiled corner quadrant shower cubicle with thermostatic shower unit. Sliding cubicle door. Extractor fan. Double glazed "Velux" roof light. Designer upright radiator with heated towel rail.

BEDROOM 2

11'9 x 9'11 (3.58m x 3.02m)

Dormer window. Double radiator.

BEDROOM 3

10'8 x 10'3 (3.25m x 3.12m)

Walnut coloured wood laminate floor. Two double glazed "Velux" roof lights. Single radiator.

BATHROOM

8'5 x 8'4 (2.57m x 2.54m)

Modern white suite comprising panel bath with "Mira Go" electric shower over. Glazed screen. Low flush W/C and pedestal wash hand basin. Part tiled walls to bath area. Extractor fan. "Velux" double glazed roof light. Access to eaves storage. Single radiator. PLEASE NOTE; The vendor has purchased a complete new bathroom suite which could be purchased with by separate negotiation.

OUTSIDE

Garden to front in neat lawn and paved pathway . Tarmac drive to front with off street parking for 1 car. Access to integrated garage. Paved path way to side. Timber pedestrian gate to: Fully enclosed garden to rear in neat lawn. 6Ft. timber fence. Outside tap and light. PVC tank. Attached oil fired boiler house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

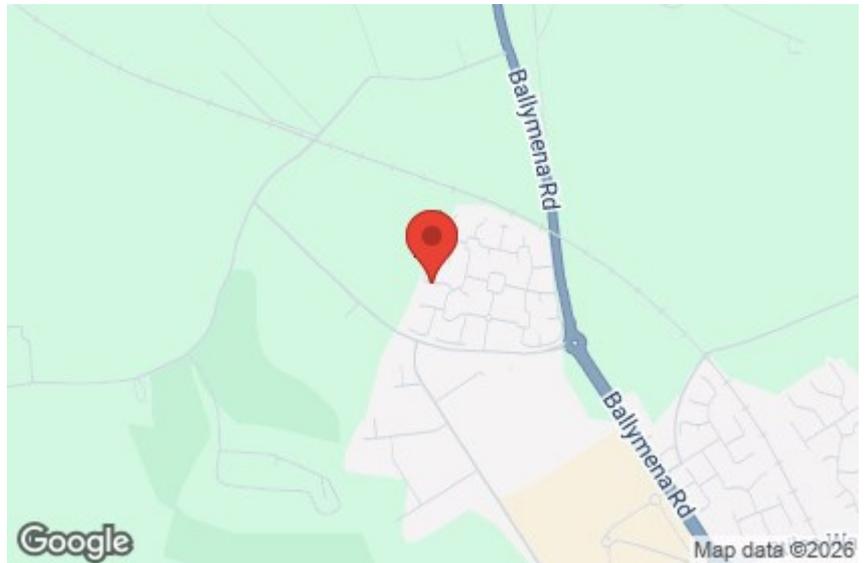
Please note, none of the services or appliances have been tested at this property.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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