

# 4 Mount Oriel Court, Antrim, BT41 4JU



**PRICE Offers Over  
£329,950**

**>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



**This is a superb opportunity to purchase a deceptively spacious five bedroom detached home located within this sought after residential development just off the Oriel Road and within walking distance of Antrim Town Centre and adjacent to local shops, train and bus station. In addition to the spacious lounge and dining room the property boasts a generous conservatory to the rear and also benefits from a modern ivory coloured, woodgrain effect "Shaker" style kitchen complete with integrated oven, hob and dishwasher. In addition, the white bathroom suite exudes a touch of luxury with feature double ended bath and separate fully tiled shower cubicle. This property has been meticulously maintained and presented to a high specification throughout and offers excellent family accommodation at an affordable price.**

**Ideally suited to those with a growing family or anyone requiring the bus or train to commute to work. Early inspection is highly recommended.**

## **FEATURES**

- Entrance hall with wood laminate floor / Staircase to first floor / Ground Floor cloakroom with W/C
- Lounge with "Box" window and feature fireplace / Glazed French doors to;
- Dining Room with open square archway to;
- PVC double glazed Conservatory with French doors to rear garden
- Modern ivory coloured "Shaker" style kitchen units with integrated appliances
- Utility room with matching ivory coloured "Shaker" style units
- Five well proportioned bedrooms / Master with ensuite shower room
- Modern white bathroom suite with double ended bath and separate shower cubicle
- PVC double glazed window frames / Recently installed Gas-fired central heating / Security alarm
- Tarmac drive with side by side parking for four cars / Access to integral garage 17'9 x 11'6 / Fully enclosed and landscaped to rear with circular patio

## ACCOMMODATION

Open entrance porch with composite triple glazed door and double glazed sidelights to;

### ENTRANCE HALL

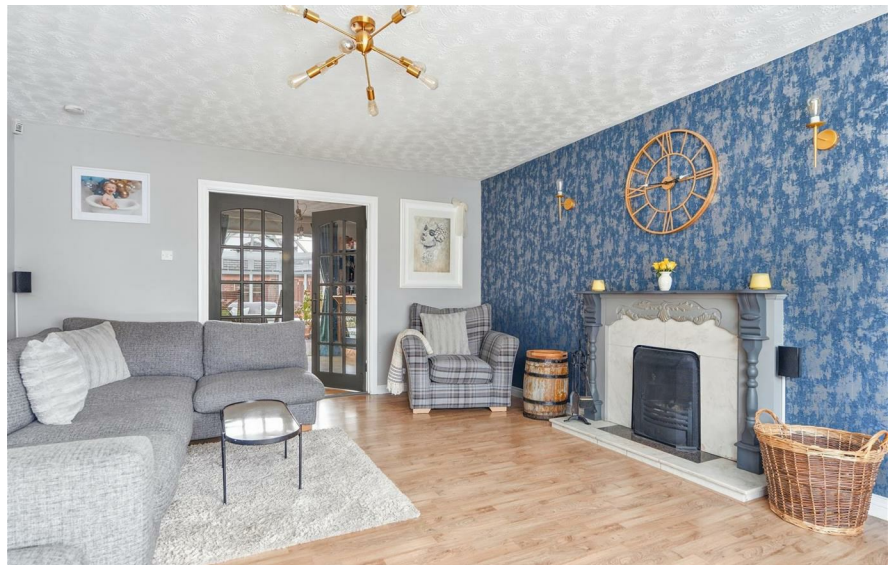
Staircase to first floor with moulded handrail and turned balustrade. Open to understairs. Wood laminate floor. Double radiator.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with off set mixer taps. Metro style part tiled walls. Feature pebble flooring. Extractor fan.

### LOUNGE 17'0" x 13'9"

Open fire with ornate wooden surround, marble inset and marble and granite hearth. Feature box window. Twin wall light points. Wood laminate floor. Double and single radiators. Hardwood 15 pane glazed French doors to;



### **DINING ROOM 11'10" x 10'10"**

Wood laminate floor. Feature wall panelling. Double radiator. Open arch to;



### **CONSERVATORY 13'4" x 10'3"**

PVC double glazed windows to low level wall and double glazed roof. Polished porcelain fully tiled floor. Power and light. Double radiator. PVC double glazed French doors to landscaped gardens.



### **KITCHEN WITH INFORMAL DINING AREA 11'0" x 10'8"**

Full range of ivory coloured wood grain effect "Shaker" style high and low level units with under unit lighting and contrasting work surfaces and matching upstands. Single drainer sink unit with mixer taps. Four ring halogen hob with stainless steel and glass overhead extractor fan. Fan assisted double oven. Integrated dishwasher and space for American style fridge freezer. Polished porcelain fully tiled floor. Double radiator.



### **UTILITY AREA 11'5" x 4'9"**

Range of matching ivory coloured wood grain effect "Shaker" style high and low level units with contrasting work surfaces and matching upstands. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. PVC double glazed door to rear and door to integral garage. Single radiator.

### **FIRST FLOOR LANDING**

Original hotpress with copper cylinder removed. Shelving above. Access to part floored loft with light.

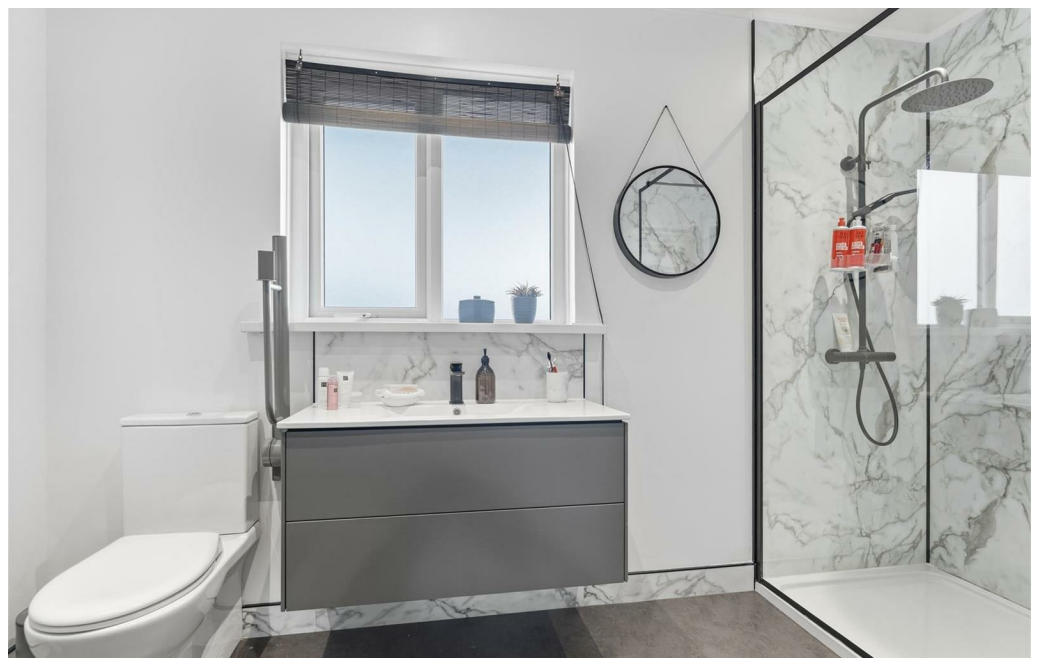
### **MASTER BEDROOM 27'7" x 11'6"**

Full range of integrated furniture comprising two double wardrobes, one single wardrobe, overhead lockers, bedside drawers and open shelving. Low level corner drawer unit and vanity unit with drawer sets. Television point. Single radiator.



### **ENSUITE**

Modern white suite comprising large format PVC panelled open shower area with low threshold shower tray, glazed screen and matt black thermostatic shower comprising fixed shower head and hand held shower unit. Large wall mounted vanity basin with feature mixer taps and low level storage. Push button low flush W/C. Extractor fan. Double doors to large storage cupboard. Tiled effect wood laminate floor. Low voltage downlights. Black heated towel radiator.

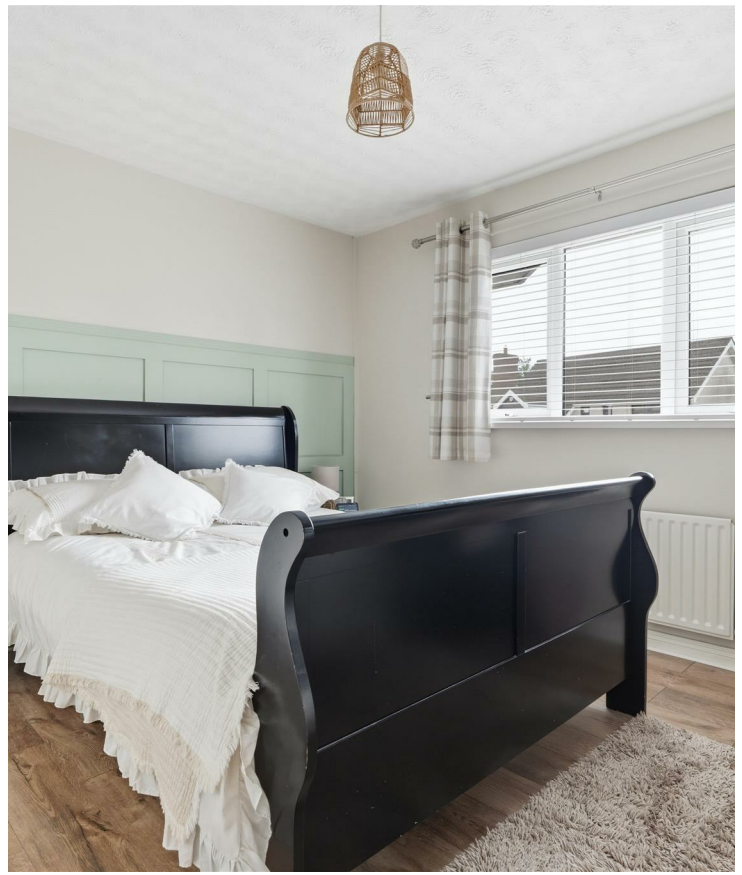


**BEDROOM 2 11'10" x 10'10"**

Single radiator.

**BEDROOM 3 11'10" x 9'10"**

Single radiator.



**BEDROOM 4 10'11" x 10'4"**

Single radiator.

**BEDROOM 5 11'1" x 11'0"**

(Max.) Built-in over stair storage. Television point. Single radiator.



**BATHROOM**

Modern white suite comprising double ended panelled bath with off-set mixer taps and shower attachment. Push button low flush W/C and half pedestal wall mounted wash hand basin with mixer taps. Separate fully tiled shower cubicle with 'Aqualisa' electric shower unit and pivot door. Fully tiled walls with decorative insets. Fully tiled floor. PVC ceiling with low voltage down lights. Single radiator.



## **OUTSIDE**

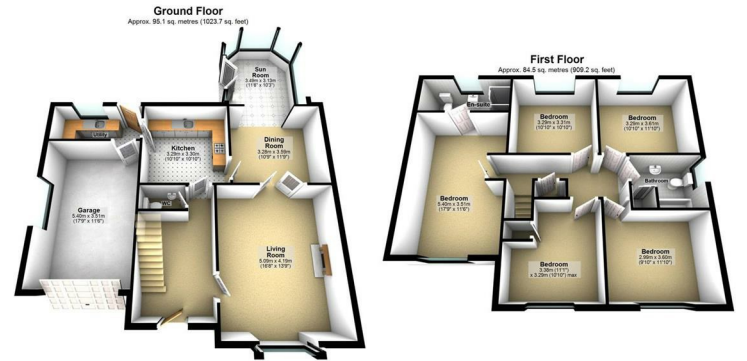
Tarmac drive to front with side by side parking for four cars. Access to integral garage. Paved pathway to both sides. Landscaped garden to rear with water feature and low level lighting. "Tobermore" stone effect circular paved patio Outside tap. Enclosed bin store with timber fence surround and gateway. 6ft. timber fence.

## **INTEGRAL GARAGE 17'9 x 11'6**

Up and over door. Power and light. Gas fired boiler.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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



Total area: approx. 179.6 sq. metres (1932.9 sq. feet)  
Photos and Plans by hoodcraft.co.uk  
Plan produced using Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	59
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



# Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

