

## 48 Greenvale Road, Antrim, BT41 1SE



**PRICE Offers Over  
£289,950**

Perfectly positioned within one of Antrim's most sought-after residential developments, 48 Greenvale Road offers an exceptional standard of family living, conveniently located close to local amenities, schools and excellent transport links. This beautifully presented four-bedroom home has been thoughtfully upgraded throughout, combining contemporary style with everyday practicality. The welcoming living room is a standout space, featuring a bespoke media wall that creates an impressive focal point for relaxation and entertaining. At the heart of the home is a stunning contemporary kitchen, fitted with a comprehensive range of integrated appliances, premium Quartz worktops and a bespoke Quartz dining table, delivering both luxury and functionality. A convenient ground floor WC and separate utility room and integrated garage complete the accommodation on the ground floor.

Upstairs, the property boasts four generously proportioned bedrooms, including an outstanding Principal Suite with a walk-through dressing area and luxurious ensuite shower room, creating a private retreat within the home. Externally, the fully paved rear garden provides a stylish, low-maintenance outdoor space ideal for modern family life, while the front offers generous off-street parking for up to three vehicles, complemented by additional communal parking for visitors.

Finished to an exceptional standard throughout and offering spacious accommodation ideally suited to young and growing families, this impressive home is certain to attract strong interest. Early viewing is highly 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

- Entrance hall with fully tiled flooring / Separate ground floor W/C.
- Lounge 17'3 x 11'1 with feature media wall comprising a glass fronted LED electric fire and shelving insets with LED down lighting and integrated storage cupboards
- Luxury kitchen with a range of white contemporary style high and low level units and quartz work surfaces
- Integrated induction hob / Mid level Oven / Microwave / Dishwasher and Fridge Freezer
- Informal dining with custom Quartz integrated dining table
- Separate utility room with space for washing machine and tumble dryer
- Four well proportioned bedrooms to the first and second floor / Principal suite with walk through dressing room and luxury ensuite
- Family bathroom with double ended panel bath and shower over
- Fully paved garden to the rear finished with 'Tobermore' paving
- PVC double glazed windows / Composite front door / Oil-fired central heating / Tarmac off-street parking for up to three cars / Integrated garage

## ACCOMMODATION

Tarmac drive with space for three cars. Outside lighting. Outside tap to gable side. Double glazed composite door to;

### ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Fully tiled the flooring and tiled skirting. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising a 'Victorian' style vanity sink unit with stainless steel hot and cold taps and storage below. A low flush push button WC. Fully tiled walls and fully tiled flooring. Extractor fan. Graphite single radiator.

### LOUNGE

**15'0" x 11'11" (at max) (4.595 x 3.650 (at max))**

Feature media wall comprising a glass fronted LED log burning imitation fire. Storage insets and shelving with LED recessed downlighting. Acoustic wall paneling. Storage cupboards. Broad board wood effect tiled flooring and tiled skirting. Single radiator.

### KITCHEN

**14'8" x 9'6" (4.485 x 2.912)**

Full range of white contemporary style high and low level kitchen units with complimentary quartz work surfaces, upstands and complimentary beveled white metro splash back tiling. Over counter LED lighting. Single drainer 'Franke' stone effect sink unit with chrome mixer tap. Integrated bins storage. Integrated appliances to include a four ring induction hob with part black glass and stainless steel overhead extractor fan. Mid level combination oven and grill and combination oven and microwave above. Dishwasher and fridge freezer. Recessed low voltage downlighting. Broad board wood effect floor tiling and tiled skirting. Graphite vertical radiator. Open to;

### INFORMAL DINING

**9'9" x 8'9" (2.984 x 2.680)**

Integrated custom matching quartz table. Low voltage down lighting. Graphite Double radiator. Open to sun annex with PVC 'French' double glazed door to the rear.

## UTILITY ROOM

9'8" x 4'8" (2.948 x 1.438)

Range of shaker style high and low level kitchen units with complimentary work surfaces. Space for a washing machine and tumble dryer. Fully tiled flooring. Door to integrated garage. PVC double glazed door to rear.

## INTEGRATED GARAGE

11'1" x 9'8" (3.394 x 2.957)

Power and lighting. Roller door.

## FIRST FLOOR LANDING

Hot press with insulated copper cylinder and shelving. Staircase to second floor with moulded handrail and turned balustrading.

## PRINCIPAL BEDROOM SUITE

### WALKTHROUGH DRESSING

11'8" x 9'10" (3.558 x 2.999)

Integrated storage with sliding mirror doors. Thermostat. Single radiator. Open to;

### BEDROOM

10'2" x 9'8" (3.117 x 2.951)

Double radiator. Access to loft. Door to;

### ENSUITE

Luxury on suite comprising a large 1,700mm walk in shower with paneled walls, stone tray, 'Mira sport' electric shower and partially glazed screen. A 'Vanity' wash hand basin with chrome 'Monobloc' mixer tap and storage below. A low flush push button WC. LVT flooring. Extractor fan. Graphite single radiator.

### BEDROOM 2

12'0" x 10'2" (3.676 x 3.124)

Integrated bedroom storage. Single radiator.

### BEDROOM 3

12'0" x 9'7" (3.680 x 2.933)

Single radiator.

## FAMILY BATHROOM

7'4" x 6'10" (2.260 x 2.092)

Modern white suite comprising a double ended panel bath with 'Triton Amala' electric shower over featuring 'Drench' shower head, secondary attachment, partially glazed screen and composite splash back. A 'Vanity' wash hand basin with black 'Monobloc' mixer tap, storage below and LED backlit mirror above. Integrated medicine cupboard. Low flush push button WC. LVT flooring. Black towel radiator. Extractor fan.

## SECOND FLOOR LANDING

'Velux' window. Access to floored eaves to either side. Access to loft.

### BEDROOM 4

16'10" x 12'1" at max (5.137 x 3.704 at max)

Dormer window. Access to floored eaves. Double radiator.

## OUTSIDE REAR

Fully paved rear garden with 'Tobermore' paving and six foot timber privacy fencing with pedestrian gate to front. Concrete seating with timber seats and stoned boarders. Gable side access. Concealed PVC oil tank. Steel fabricated boiler house. Outside tap to gable wall.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

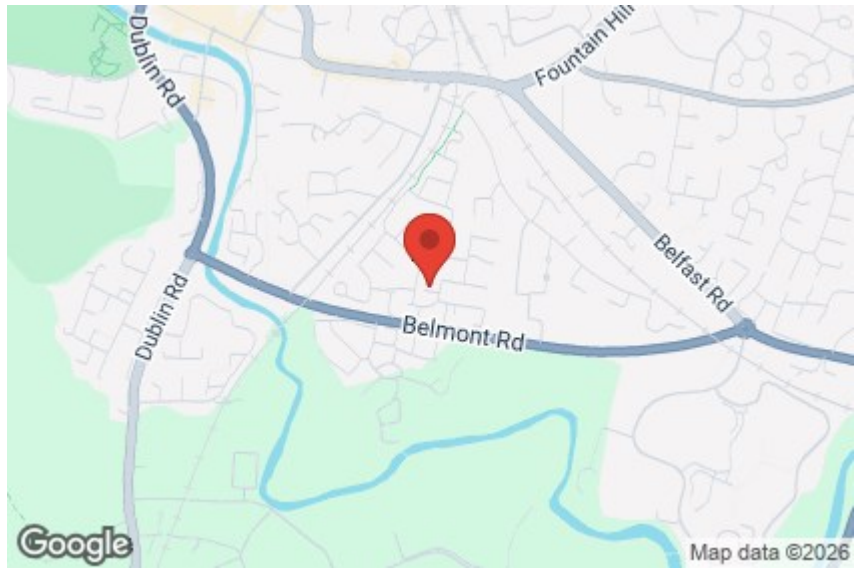
Please note, none of the services or appliances have been tested at this property.

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





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>	<b>59</b>	<b>63</b>
(39-54) <b>E</b>		
(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.

