

61 Castle Park, Antrim, County Antrim, BT41 4LU**PRICE Offers Over £209,950**

We are delighted to offer the opportunity to purchase this attractive and spacious semi detached villa which occupies a prime cul-de-sac location within an ever popular residential development and in close proximity to main commuter networks, public transport routes and local amenities. This well presented property benefits from three generous bedrooms, deluxe family bathroom, spacious lounge with feature fireplace, contemporary fitted kitchen and a separate dining room leading into sunroom. With the dwelling further boasting oil fired central heating, private landscaped gardens to the rear and driveway with ample parking for several vehicles leading to an extended attached garage, we recommend full internal viewing so one can fully appreciate the extent of this beautifully appointed property.

>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

- Spacious entrance hall with tiled floor / Staircase to first floor
- Prime cul-de-sac location within an ever popular residential development
- Three generous bedrooms
- Deluxe family bathroom with white three piece suite
- Spacious lounge with feature wood burning stove
- Contemporary fitted kitchen
- Separate dining room / Sunroom
- Private landscaped gardens to the rear
- Extended attached garage with utility area and cloakroom
- Oil fired central heating / Driveway with ample parking for several vehicles

ACCOMMODATION

FEATURES

ACCOMMODATION

ENTRANCE HALL

Composite front door with double glazed sidepanels. Stairwell leading to first floor. Single radiator. Tiled floor extending through to kitchen/dining.

LOUNGE

13'11" x 12'4" (4.26 x 3.78)

Feature wood burning stove. Built in shelving. 'Herringbone' style laminate floor. TV point and double radiator.

KITCHEN

12'8" x 11'3" at widest points (3.87 x 3.45 at widest points)

Contemporary fitted kitchen with full range of high and low level units contrasting laminate work surfaces. 1 1/2 bowl stainless steel sink and drainer unit with swan neck mixer tap. Space for freestanding cooker with stainless steel pyramid style extractor canopy set above. Integrated dishwasher. Space for freestanding fridge freezer. Tiled floor and part tiled walls. Strip lighting inset under high level units. PVC double glazed window to the rear. Double radiator. Access into attached garage and dining room.

DINING ROOM

9'8" x 8'8" (2.95 x 2.66)

Tiled floor. Single radiator. Open square arch leading into sunroom.

SUNROOM

13'10" x 9'6" (4.22 x 2.90)

Spacious sunroom encompassing PVC French patio doors leading into rear gardens and complementary PVC double glazed windows. Tiled floor and recessed spotlights with dimmer switch. TV point and single radiator.

ATTACHED EXTENDED GARAGE

26'2" x 12'11" (7.98 x 3.95)

Extended attached garage accessed via remote controlled electric roller door from driveway and side pedestrian door. Boiler, light and power within. Utility area set to rear with low level unit and single bowl stainless steel sink and drainer unit with mixer tap. Plumbed for washing machine and space for condensing tumble dryer. Access to furnished cloakroom comprising tiled floor, part tiled walls and extractor fan. Alarm panel. Access via slingsby ladder into floored attic space with light and power.

FIRST FLOOR

LANDING

Access to attic space with light. Storage cupboard with insulated copper cylinder and integrated shelving. PVC double glazed window. Alarm panel.

BEDROOM 1

12'8" x 9'9" (3.88 x 2.98)

Spacious double bedroom with PVC double glazed window overlooking rear gardens. Single radiator.

BEDROOM 2

12'5" x 9'3" (3.79 x 2.82)

Spacious double bedroom with PVC double glazed window to front elevation. Single radiator.

BEDROOM 3

9'2" x 7'5" (2.81 x 2.27)

Generous single bedroom with PVC double glazed window to front elevation. Single radiator.

BATHROOM

9'8" x 7'4" at widest points (2.97 x 2.26 at widest points)

Luxury white three piece suite comprising push button flush wc and vanity unit with mixer tap, panel bath with mixer taps and electric shower unit above. Tiled floor. Part tiled walls. Extractor fan. Single radiator.

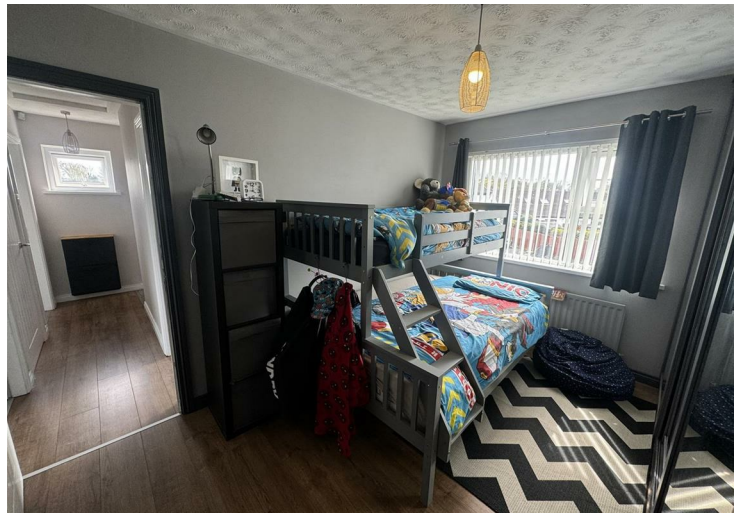
EXTERNAL FEATURES

Private and enclosed rear gardens bordered by timber fencing and mature hedging. Rear gardens finished in neat lawn and complemented by paved patio area. Front gardens laid in neat lawn with selection of plants and shrubs. Driveway with space for parking several vehicles leading to garage. Outside tap and lights.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.





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		
(39-54) E	39	54
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	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.

PRS Property Redress Scheme