



31 Carnbeg Green, Antrim

A Modern, Spacious & Adaptable Three Storey Family Home

Offers Over **£200,000**





**31 Carnbeg Green, Antrim,
BT41 4RF**

Offers Over £200,000

A Large & Adaptable Family Home

31 Carnbeg Green is a spacious three storey townhouse that offers flexible accommodation in a highly sought after location in Antrim. Close proximity to amenities and schools and a high level of internal finish ensure that this home should be on the shortlist of anyone currently seeking a large family home in Antrim. There is literally nothing to do but add furniture and move in and enjoy all the features that this fine home has to offer.



PVC GLASS PANELLED ENTRANCE DOOR
ENTRANCE PORCH

Glass panelled door to;

HALLWAY

Tiled flooring; low voltage spotlighting; storage cupboard

W.C

2 piece white suite; tiled flooring; extractor fan

DINING ROOM / MAY BE USED AS A FAMILY ROOM

14'07" x 12'04"

Dual aspect windows

KITCHEN WITH FAMILY AREA

20'07" x 10'04"

Modern kitchen comprising of an excellent range of high and low level units; 1 1/2 bowl stainless steel sink unit; integrated cooker, oven, gas hob and stainless steel extractor hood; formica work surfaces; plumbed for American style fridge freezer; integrated dishwasher; tiled splashback; tiled flooring; low voltage spotlighting

UTILITY ROOM

11'06" x 6'05"

Excellent range of high and low level units; single drainer stainless steel sink unit; tiled floor; tiled splashback; plumbed for washing machine and dryer; concealed gas boiler; PVC door to rear

FIRST FLOOR LANDING

LOUNGE

18'03" x 15'01"

Feature fireplace with gas fire; low voltage spotlighting; double PVC patio doors leading to balcony

BEDROOM 4 (CURRENTLY USED AS HOME OFFICE AND PLAY ROOM)

14'02" x 11'01"

EN-SUITE

Newly fitted shower cubicle with mains powered shower complete with drench style fitting with separate attachment and PVC wall cladding; low flush W.C; wash hand basin; extractor fan; tiled floor; chrome towel rail

SECOND FLOOR LANDING

Hot press

MASTER BEDROOM

12'08" x 10'10" leading to

DRESSING ROOM

10'07" x 7'00"

Range of fitted furniture leading to

EN-SUITE

Newly fitted Quadrant style shower cubicle with mains powered shower complete with drench style fitting and separate attachment; wash hand basin; low flush W.C; chrome towel rail; tiled floor

BEDROOM 2

11'01" x 7'11"

Roof hatch to attic storage

BEDROOM 3

11'06" x 9'11"

FAMILY BATHROOM

White suite comprising of low flush W.C; wash hand basin; panelled bath with chrome mixer tap and separate shower attachment; tiled splashback; tiled floor; extractor fan; tiled shower cubicle with electric shower

EXTERIOR

Front garden laid in lawn; tarmac driveway; large rear enclosed garden laid in lawn

OTHER FEATURES

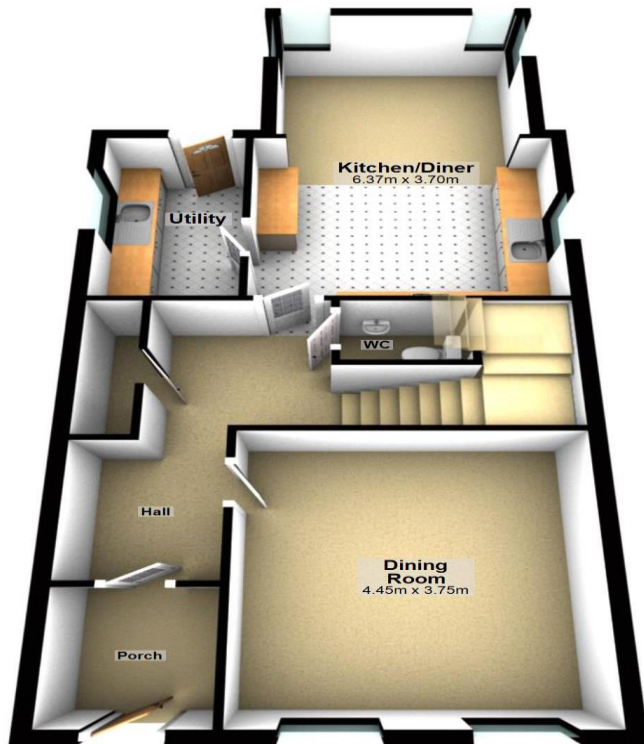
GFCH

Double glazed windows



Energy Efficiency Rating				Environmental (CO ₂) Impact Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

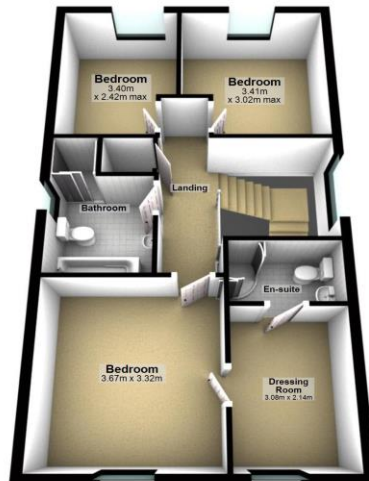
Ground Floor



First Floor



Second Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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