

22 Anna's Grove, Glengormley, BT36 4PQ



- Superb Modern Semi Detached
- 4 Bedrooms/ 2+ Reception Rooms
- Highly Sought After Development
- Luxurious Shaker Kitchen With Dining Aspect
- Luxury Four Piece Family Bathroom/ De Luxe En Suite Shower Room
- Integral Garage/ Parking Forecourt
- Large Private Enclosed Garden
- PVC Double Glazed Windows/ Gas Fired Central Heating
- Furnished Ground Floor Cloakroom
- Unspoilt Rural Backdrop

PRICE Offers Over £219,950

Situated within a highly sought after select development perfectly positioned in a quiet cul de sac enjoying far reaching views to rear and an open aspect to front. With a well planned living layout incorporating 4 bedrooms all with fitted wardrobes, 2 reception rooms, luxury kitchen with casual dining aspect and a master bedrooms with en suite an 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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor.

FURNISHED MODERN CLOAKROOM

Comprising button flush w.c. pedestal wash hand basin. Tiled floor. Tiled walls.

LOUNGE 17'10" x 10'9"

Attractive period style marble fireplace with polished granite inset and matching hearth. Quality exposed hardwood flooring.

FAMILY ROOM 11'10" x 11'0"

Quality exposed hardwood flooring.



LUXURY SHAKER KITCHEN WITH DINING ASPECT 18'0" x 11'9"

Equipped with a comprehensive range of high and low level shaker style fitted units with quality contrasting granite work surfaces. Stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring gas hob and overhead extractor fan housed in canopy. Plumbed for dishwasher. Tiled floor. Low voltage lighting. Service door into garage. Twin PVC double glazed doors to garden and patio.



FIRST FLOOR

BEDROOM 1 14'3" x 10'6"

Built in three bay mirrored sliderobes.

MODERN EN SUITE

Comprising quarter rounded shower cubicle, button flush w.c. and wash hand basin in modern vanity unit. Porcelain tiled floor. Fully tiled walls.



BEDROOM 2 13'6" x 10'0"

Built in double mirrored sliderobes.

BEDROOM 3 12'9" x 10'6"

Built in double mirrored sliderobes.



BEDROOM 4 10'9" x 10'0"

Built in double mirrored sliderobes.

LUXURIOUS FOUR PIECE FAMILY BATHROOM

Comprising button flush w.c, panelled bath with shower attachment, wash hand basin in modern vanity unit and quarter rounded shower cubicle. Fully tiled walls.



OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to front with parking forecourt.


Large private enclosed garden to rear screened by perimeter fence.

Laid in lawn with large paved patio/ terrace area perfect for evening entertaining.

INTEGRAL GARAGE 16'10" x 10'3"

Power and light. Utility aspect to rear. Plumbed for washing machine. Single drainer sink unit.



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

IMPORTANT NOTE TO ALL PURCHASERS:

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

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.