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8 Riverdale Park, Portglenone, Ballymena, BT44 8HX

- Semi Detached Villa
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With White Suite
- Utility Room; Furnished Cloakroom
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Luxury Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Communal Bay Parking Area
- Convenient Location; Ideal First Time Buy

Offers Over £149,950
EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell leading to first floor. Surround sound speaker system to hall, lounge, kitchen, landing, and master bedroom.

LOUNGE 15'3" x 13'0"

Inglenook style, split face stone fireplace with cast iron, multi fuel stove (back boiler link up system to water and heating). Slate hearth with recessed spotlights inset. Tiled floor. Picture window to front elevation. Recessed spotlights to ceiling.

KITCHEN WITH INFORMAL DINING AREA 13'8" x 13'0"

Luxury fitted kitchen with range of high and low level storage units finished in dual tone doors and contrasting polished granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Breakfast bar island with integrated touch screen hob and extractor canopy over. Integrated oven, fridge freezer and dishwasher. Matching upstands. Tiled floor.



UTILITY ROOM 8'2" x 5'5"

Luxury fitted low level and larder style storage units with contrasting polished granite work surface to match kitchen. Inlaid stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Tiled floor. PVC double glazed rear door. Access into:

FURNISHED CLOAKROOM

Contemporary, white tow piece suite comprising vanity unit and WC. Floor to ceiling tiled splash back to sink. Tiled floor. Motion sensor lighting.

FIRST FLOOR

LANDING

Access to roof space and shelved hot press with light.

MASTER BEDROOM 12'3" x 10'8"

Engineered timber flooring.

WALK IN WARDROBE

Fitted shelving and hanging space. Engineered timber flooring. Light and power points. Possibility to convert to en suite shower room (subject to necessary planning consents and approvals).

BEDROOM 2 12'2" x 9'7"

Engineered timber flooring.

BEDROOM 3 9'5" x 8'4"

Engineered timber flooring.

DELUXE BATHROOM 8'4" x 7'9"

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Tiled walls with feature floor to ceiling tiled splash back to sink. Panelled splash back to bath. Tiled floor. Chrome towel radiator. Motion sensor lighting.

EXTERNAL

Communal bay parking area to front finished in tarmac.

Entrance porch with light.

Fully enclosed, low maintenance rear garden finished in separate patio areas, raised timber decking and coloured stone.

Brick built store.

PVC fascia, soffits and rainwater goods.

PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.






Immaculately presented, three bedroom, semi detached villa with fully enclosed, low maintenance rear garden, occupying a prime site within the popular Riverdale Park development, off Gortgole Road, Portglenone. The property comprises entrance hall, lounge with cast iron multi fuel stove (back boiler link up system to water and heating), luxury fitted kitchen with informal dining area, utility room, furnished cloakroom, three well proportioned first floor bedrooms, to include master with walk in wardrobe, and family bathroom with contemporary three piece suite. Externally the property enjoys communal bay parking area to front finished in tarmac, and fully enclosed, low maintenance rear garden finished in separate patio areas, raised timber decking and coloured stone. Other attributes include oil fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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