

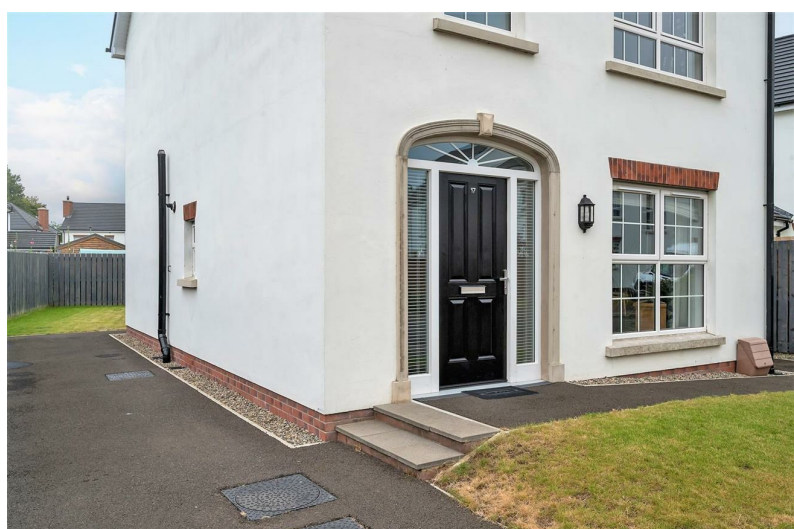


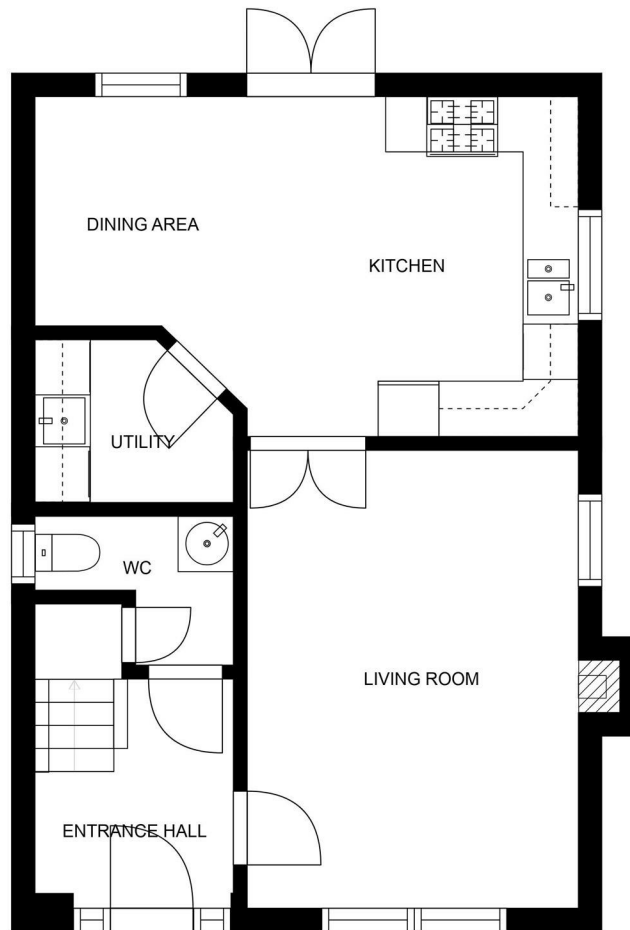
17 Castlewater Gardens, Antrim, BT41 4FP

- Detached Villa
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With White Suite
- Utility Room; Furnished Cloakroom
- Gardens Front and Rear
- Three Bedrooms; Principal Bedroom With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Recently Constructed

Offers Over £199,950

EPC Rating B





!OXIMATE. ACTUAL MAY VARY.

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, composite front door with PVC double glazed side screens and arched fan light over. Tiled floor. Stairwell leading to first floor. Alarm panel.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising corner pedestal wash hand basin and WC. Splash back tiling to wash hand basin. Tiled floor. Access to under stairs store.

LOUNGE 16'4" x 11'7"

Cast iron multi fuel burning stove set on slate hearth with floating timber mantle over. Quality wood laminate floor covering. Picture window to front elevation. Glass panelled double doors to:



KITCHEN THROUGH DINING ROOM widest points

Modern fitted kitchen with range of high and low level storage units and contrasting polished granite work surface. Matching upstands. Inlaid 1.5 bowl composite sink unit. Integrated gas hob with glass splash back and extractor canopy over. Integrated oven, fridge freezer and dishwasher. Tiled floor. PVC double glazed French doors leading to rear garden. Glass panelled door leading into:

UTILITY ROOM widest points

Low level storage unit and contrasting melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splash back tiling to wall. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space. Access via double doors to built in shelved store.

PRINCIPAL BEDROOM 13'7" x 11'5"

Picture window to front elevation. Recessed spotlights. TV point.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Floor to ceiling tiled splash back to wash hand basin. Tiled floor.

BEDROOM 2 10'10" x 10'9"

TV point.

BEDROOM 3 8'6" x 7'9"

TV point.

DELUXE BATHROOM

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. Splash back tiling to wash hand basin and bath area. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn.

Rear garden finished in lawn and paved patio area.

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, spacious, three bedroom detached villa with generous sized private driveway and rear garden, situated within the conveniently located and recently constructed Castlewater Gardens development, situated off Randalstown Road, Antrim. The property comprises entrance hall, furnished cloakroom, lounge with cast iron multi fuel burning stove, kitchen through dining room with modern fitted kitchen to include polished granite work surface, separate utility room, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn, and rear garden finished in lawn and paved patio area. Other attributes include gas 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	81	81
(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 	

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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