

32 Carnbeg Square, Antrim, County Antrim, BT41 4RH



PRICE Offers Over £164,950

We are delighted to offer the opportunity to purchase this attractive and deceptively spacious townhouse which is located on a prime site within the ever popular Carnbeg residential development and in close proximity to local amenities, public transport routes and main commuter networks. This beautifully presented property benefits from three spacious bedrooms (master with ensuite), generous livingroom with feature fireplace and a contemporary fitted kitchen with space for informal dining open to sunroom extension at the rear making this the ideal family home for those needing a quality home close to an extensive range of facilities. With the dwelling further boasting a deluxe family bathroom, gas fired central heating, PVC double glazed windows and private low maintenance garden to the rear in timber decking, this property can only be fully appreciated following full internal viewing.

Early viewing strongly 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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 13'5 x 12'4 with open fire and polished sandstone surround / Gas fired inset
- Kitchen with informal dining area / Full range of white high gloss high and low level units / Integrated oven, hob and dishwasher
- Open to Sunroom with PVC double glazed windows and French doors to rear
- Ground floor W/C
- First floor landing
- Three well proportioned bedrooms / Master 14' x 11'4 with ensuite shower room
- Family bathroom with modern white suite to include panel bath with shower over
- PVC double glazed windows and French doors / Gas fired central heating (with recently installed boiler)
- Tarmac side by side parking to front for two cars / Fully enclosed private garden to rear in low maintenance timber decking

ACCOMMODATION

Pitched and tiled entrance canopy. Hard wood part double glazed door to:

ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with moulded hand rail.

LIVING ROOM

13'5 x 12'4 (4.09m x 3.76m)

Open fire with polished sandstone surround, inset and hearth. Gas fired inset. Grey coloured wood laminate floor. Low voltage down lights. Double radiator.

KITCHEN INTO INFORMAL DINING

16' x 10'4 (4.88m x 3.15m)

(max) Full range of white high gloss high and low level units with short chrome handles and contrasting work surfaces. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated dish washer and plumbed for washing machine. Concealed high level gas fired boiler. Part tiled walls to work surfaces. Wood effect fully tiled floor. Low voltage down lights. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Low voltage down lights. Extractor fan. Single radiator.

SUNROOM

12'1 x 7'9 (3.68m x 2.36m)

Full wall of low level storage with bench seating. Wall mounted TV point. PVC double glazed French doors to rear. Designer upright radiator.

FIRST FLOOR LANDING

Low voltage down lights. Hot press with pressurized water tank. Shelving. Access to partially floored loft.

BEDROOM 1

14' x 11'4 (4.27m x 3.45m)

Double radiator.

ENSUITE

11'5 x 3'6 (3.48m x 1.07m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Grey coloured metro style fully tiled shower cubicle with thermostatic shower unit. Sliding cubicle doors. Low voltage down lights. Half tiled walls with decorative border. Fully tiled floor. Polished chrome heated towel rail.

BEDROOM 2

9'3 x 8'9 (2.82m x 2.67m)

Single radiator.

BEDROOM 3

11'6 x 10'10 (3.51m x 3.30m)

(max) Grey wood laminate floor. Double radiator.

BATHROOM

6'9 x 6'5 (2.06m x 1.96m)

Modern white suite comprising panelled bath with feature mixer taps and "Aqualisa" shower area. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and fully tiled walls to bath area with decorative insets. Half tiled walls. Shaver point. Fully tiled floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Tarmac side by side drive to front for two cars. Paved pathway.

Fully enclosed garden to rear in low maintenance timber decking with 6ft. timber fencing. Wrought iron pedestrian gate to rear. Recessed spot lights to Sunroom fascia. Timber shed with power and light.

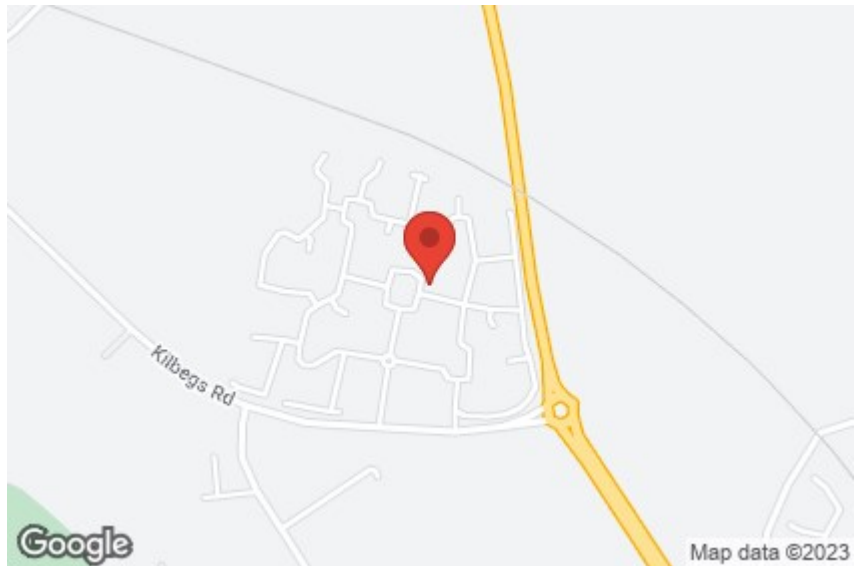
IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

Please note, none of the services or appliances have been tested at this property.





| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 77 |
| (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 | | |



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.