

62 Parklands, Antrim, BT41 4NH



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This is an excellent opportunity for those wanting to purchase a beautifully presented and fully updated detached chalet style property with a superb degree of flexibility. This exceptional home benefits from a recently installed, luxury kitchen with full range of quality units, quartz worksurfaces and integrated appliances together with the added bonus of a matching utility room. The property also benefits from a superb conservatory to the rear plus an additional living room that is currently used a ground floor, fourth bedroom. In addition to the ground floor W/C the property also has a first floor family bathroom and ensuite to the master bedroom. Outside, the large corner site facilitates spacious gardens and a driveway with side-by-side parking and access to the detached garage. The fully paved yard to the side and rear provides an private and enclosed area ideally suited to outdoor entertaining.

Only on full internal viewing can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

FEATURES

- Entrance hall with fully tiled floor / Ground floor W/C / Staircase to first floor
- Living room with bay window and feature fireplace with cast iron stove / Open square archway to;
- Kitchen with informal dining area 19'2 x 11'8 / Full range of light and darker grey high and low level units
- Integrated five ring gas hob, mid level double oven, dishwasher and separate micro wave / "Banco" boiling water tap
- Utility room with range of light and darker grey high and low level units / Plumbed for washing machine and space for dryer
- Sunroom 11'8 x 11'4 with PVC double glazed windows and French doors
- Living room / Bedroom 4 with dual aspect windows / Wood laminate floor
- Three first floor bedrooms / Master with ensuite
- Luxury bathroom suite with double ended bath and shower over / Wash hand basin in vanity unit with storage beneath
- PVC double glazed windows and French doors / Composite triple glazed entrance door / Gas fired central heating / Security cameras / Detached garage / Large beautifully presented corner site

ACCOMMODATION

Composite entrance door with triple leaded glass insets and side lights to:

ENTRANCE HALL

Feature fully tiled floor. Stair case to first floor with mahogany moulded hand rail and turned balustrade. Single radiator. Open to under stairs.



GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and feature corner wash hand basin in vanity unit with "monobloc" mixer taps, tiled splash back and low level storage cupboard. Fully tiled floor. Extractor fan. Single radiator.

LOUNGE 20'0" x 11'9"

(into bay window). Feature "Inglenook" style fire place with inset glass fronted cast iron stove. "Tier" stone inset. Slate hearth. Floating oak mantle. Double and single radiators. Open square archway to:



KITCHEN INTO INFORMAL DINING 19'2 x 11'8

Full range of light and darker grey contrasting "Shaker" style high and low level units with soft closing doors, short chrome handles and quartz work surfaces with matching upstands. Inlaid one and a quarter bowl stainless steel sink unit with fluted drainer and "Banco" boiling water tap. Five ring gas hob with feature over head stainless steel extractor and inset spot lights. Mid level double "NordeMende" oven and separate microwave. Integrated dish washer. Space for fridge freezer. Ceiling raft with strip lighting. Full height larder unit with bottom section in pull-out baskets. Low voltage down lights. Double radiator. Open square archway to:



SUNROOM 11'8" x 11'4"

(max) Low voltage down lights. Two double radiators. PVC double glazed window and door to rear.



UTILITY ROOM 7'6" x 5'2"

Full range of light and dark grey high and low level units with feature chrome handles and quartz work surfaces with matching up stands. Inset stainless steel sink unit. Feature mixer taps and built-in soap dispenser. Plumbed for washing machine and space for dryer. Low voltage down lights. PVC double glazed door to rear.



LIVING / BEDROOM 4 12'9" x 10'4"

Dual aspect windows. Wood laminate floor. Single radiator.



FIRST FLOOR LANDING

Access to partially floored loft via fold out wooden ladder. Large Hot Press with copper cylinder and immersion heater. Shelving above.

BEDROOM 1 11'5" x 10'5"

plus full wall of built-in wardrobes.

ENSUITE

Modern white suite comprising push button low flush W/C and modern wash hand basin in vanity unit with "monobloc" mixer taps and storage below. Fully tiled shower cubicle with "Mira Vigour" power shower. Pivot and slide cubicle doors. Fully tiled floor and walls. PVC ceiling and roof light trim. "Keylite" double glazed roof light. Extractor fan. Combination old school radiator and chrome heated towel rail.



BEDROOM 2 11'9" x 10'2"

Access to eaves storage. Single radiator.

BEDROOM 3 11'8 x 8'7"

Access to eaves storage. Single radiator.



BATHROOM 6'5 x 6'5"

Modern white suite comprising double end panelled bath with off set taps. "Triton" electric shower over. Glazed screen. Push button low flush W/C. Wall mounted modern wash hand basin in vanity with "monobloc" mixer and storage drawer below. Matching wall mounted storage unit. PVC ceiling. Extractor fan. Fully tiled walls and floor. "Keylite" double glazed roof light. Polished chrome heated towel rail.



OUTSIDE

Tarmac drive with side by side parking for 4 cars. Access to:-

DETACHED GARAGE 17'10" x 10'11"

Roller shutter door. "Worcester" gas fired boiler. PVC double glazed door and window.

Garden to front and side in neat lawn. Well stocked low maintenance crushed slate border. Low level timber fencing and two pedestrian gates to enclosed garden in neat lawn and paved pathway.

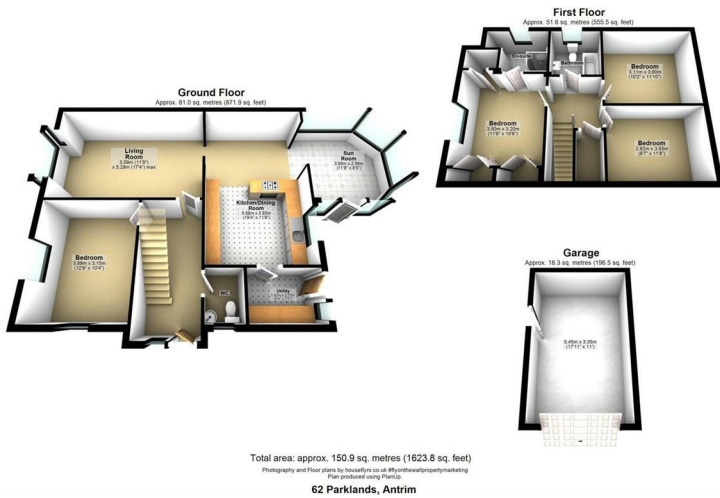
Timber pedestrian gate and mid level wall to:

Fully enclosed, mostly paved rear yard and high level edging with decorative stone. 6Ft .timber fencing. Bin store to rear of garage. Outside tap. Plumbed for two gas bottles. Sensor light and security cameras.

Paved pathway and storage to side with 6Ft. x 8Ft. timber shed. 6Ft. timber fencing. Pedestrian timber gate to front.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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	69	69
(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	



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