

## 22 Parklands, Antrim, BT41 4NH



### PRICE Offers Over £184,950

This is an incredibly rare opportunity for those looking to purchase a quality family home with a detached garage in this sought after residential development just off the main Ballymena Road yet within easy access of all local schools and amenities. This deceptively large chalet style home provides incredibly flexible accommodation with the benefit of two ground floor bedrooms and bathroom. Benefiting from a large family kitchen finished with solid oak doors and complimentary worktops and a separate utility room.

Only on full internal inspection can one begin to appreciate the potential of this unique family home.

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 with electric fire and feature ornate surround
- Large Kitchen with informal dining area
- Full range of solid oak high and low level units with complimentary worktops and contrasting splashback tiling / Space for cooker
- Separate utility room with space for washing machine/dishwasher
- Two well proportioned ground floor bedrooms
- Two further bedrooms to the first floor
- Bathroom with luxury white suite to include panel bath and separate fully tiled shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating
- Large site with mature fully enclosed garden to rear / Tar-mac drive with parking for up to four cars / Detached garage

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door to with side lights to entrance hall with fully tiled floor. Stair case to first floor with moulded hand rail and oak ballustrade. Double radiator. Leading to:

### LIVING ROOM

**11'8" x 15'11" (3.570 x 4.860)**

Feature fireplace with decorative wooden surround and tiled hearth. Wood laminate flooring. One double and one Single radiators. Glass panel French doors to kitchen.

### KITCHEN

**15'3" x 11'8" (4.659 x 3.568)**

Full range of Oak high and low level kitchen units with complimentary work tops and contrasting splash back tiling. One and a quarter bowl sink unit with chrome mixer tap. Space for cooker with hooded over head extractor fan. Fully tiled floor. Double radiator. Leading to:

### UTILITY ROOM

**7'9" x 5'9" (2.374 x 1.769)**

High and low level units with complimentary work tops and splash back tiling. Space for washing machine and dish washer. Fully tiled floor.

### **GROUND FLOOR BEDROOM 1**

11'8" x 9'5" (3.573 x 2.877)

Wood laminate flooring. Single radiator.

### **GROUND FLOOR BATHROOM**

9'5" x 7'9" (2.872 x 2.386)

(max) Cream suite comprising panel bath with gold "Victorian" style hot and cold taps. Pedestal wash hand basin with gold Victorian style tap. Low flush WC. Enclosed shower unit with "Mira Sport" thermostatic shower and part glazed sliding door. PVC panelling to shower. Partially tiled walls and fully tiled floors. Chrome heated towel rail. Hot press with insulated copper cylinder and shelved storage above.

### **GROUND FLOOR BEDROOM 2**

11'0" x 9'5" (3.373 x 2.881)

Wood laminate floor. Single radiator.

### **FIRST FLOOR LANDING**

Access to loft. Airing cupboard.

### **BEDROOM 3**

16'10" x 11'9" (5.137 x 3.596)

"Velux" window. Access to partial loft storage. Single radiator.

### **BEDROOM 4**

16'10" x 9'1" (5.13m x 2.77m)

Access to partial loft storage. Single radiator.

### **FIRST FLOOR WC**

5'7" x 6'1" (1.704 x 1.867)

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer taps. "Velux" window. Single radiator. Fully tiled walls.

### **GARAGE**

18'5" x 10'10" (5.628 x 3.318)

Up and over door. Fully electric. Oil fired boiler.

### **OUTSIDE FRONT**

Tarmac drive with parking for up to 4 cars. Neat lawn to front. 4 Ft timber pedestrian gate to rear.

### **OUTSIDE REAR**

Fully enclosed rear garden with paved patio area. Decorative stone. Outside tap and light. Separate enclosed yard with PVC oil tank. PVC soffits, fascia boards. PVC double glazed windows and external doors.

### **IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS**

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	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.