

23 Kintyre, Antrim, County Antrim, BT41 2AN



PRICE Offers Over £189,950

This is an excellent opportunity to purchase a well proportioned four bedroom semi-detached chalet style property with large detached garage occupying a good site with excellent sun orientation in this sought after residential development on the outskirts of Antrim town and within easy access of local schools, Antrim Area Hospital and The Junction food and retail outlet. The property benefits from PVC double glazed windows (with exception to the "Velux" roof lights), rear door, oil fired central heating and PVC fascia and soffits making this a relatively low maintenance property. Ideally suited to those in need of ground floor bedroom accommodation with wetroom style bathroom complete with easy access shower area, this property is just as likely to appeal to those with a growing family in need of four generous bedrooms. Outside, the spacious site allows for side by side off-street parking to the front in addition to a large garage extending to 19'11 x 15' which will surely be of interest to any car enthusiast or someone in need of plenty of storage.

Only on full internal inspection can one begin to appreciate the quality of this superb property.

Early viewing strongly recommended.

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FEATURES

- Spacious entrance hall with open tread staircase to first floor / Large walk-in cloaks cupboard
- Living room 14'8 x 13'11 (into bay window) / Feature open fire with ornate mahogany surround and matching over mantle
- Kitchen with informal dining area 13'7 x 11'9 / Full range of mid oak high and low level units / Integrated fridge and freezer / Semi-integrated dishwasher
- Two well proportioned ground floor bedrooms / One with large walk-in wardrobe
- Ground floor wet room style family bathroom with easy access shower area and corner bath
- First floor landing
- Two further well proportioned bedrooms / One with ensuite W/C
- PVC double glazed windows and rear door / Oil-fired central heating / PVC fascia and soffits
- Tarmac drive with side by side parking for two cars / Access to large detached garage 19'11 x 15'
- Generous well maintained gardens to front and rear / Excellent sun orientation

ACCOMMODATION

Open entrance with PVC strip ceiling. Hard wood entrance door with double glazed scenic frosting and matching side light to.

SPACIOUS ENTRANCE HALL

Open tread stair case to first floor with moulded hand rail and turned balustrade. Wood laminate floor. Double radiator.

LARGE WALK-IN CLOAKS

4'6 x 4'3 (1.37m x 1.30m)
Shelving.

LIVING ROOM

14'8 x 13'11 (4.47m x 4.24m)
(into bay). Open fire with ornate mahogany surround and matching over mantle. Marble inset and polished granite hearth. Twin LED wall light points. Low voltage down lights. 8 pane glazed door to entrance hall. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

13'7 x 11'9 (4.14m x 3.58m)
Full range of mid oak high and low level units with glazed display cabinet and contrasting work surfaces. One and a quarter single drainer stainless steel sink unit and mixer taps. Over window pelmet with low voltage down lights. Space for cooker. Integrated fridge and freezer. Semi-integrated dish washer. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Single radiator. 8 pane glazed door to entrance hall. PVC double glazed door to rear.

BEDROOM 1 / DINING

11'9 x 10'10 (3.58m x 3.30m)

Wood laminate floor. Double doors to large walk-in wardrobe. Double radiator.

BEDROOM 2 / RECEPTION

11'8 x 10'9 (3.56m x 3.28m)

Wood laminate floor. Double radiator.

BATHROOM

8' x 6'10 (2.44m x 2.08m)

Wet room style bathroom with white suite comprising push button low flush W/C and corner bath with off set gold coloured antique style mixer taps and telephone hand shower. Pedestal wash hand basin. Easy access PVC clad shower area with sectional lower level cubicle doors and shower rail above. Thermostatic shower unit. Half tiled walls. Non slip floor. Double radiator.

FIRST FLOOR LANDING

Access to eaves storage and hot press with copper cylinder and "Willis" type immersion heater.

BEDROOM 3

14'8 x 14'1 (4.47m x 4.29m)

(max) Wood laminate flooring. Access to eaves storage. TV point. PVC double glazed gable side window. Low voltage down lights. Double radiator.

BEDROOM 4

14'2 x 10'10 (4.32m x 3.30m)

Wood laminate flooring. Access to eaves storage. Double glazed roof light. Double radiator.

ENSUITE WC

White suite comprising low flush W/C and pedestal wash hand basin with "Velux" double glazed roof light.

OUTSIDE

Tarmac drive to side with side by side off street parking for 2 cars. Access to:

DETACHED GARAGE

19'11 x 15' (6.07m x 4.57m)

Electrically operated roller shutter door. New oil fired boiler. Power and LED lighting.

Garden to front in neat lawn and low level laurel and conifer hedging. Paved path way to wrought iron pedestrian gate to fully enclosed garden at rear in neat lawn and pink stone display area. PVC tank. Outside tap and light. Paved pathway. Pink stone patio area. Mature conifers.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

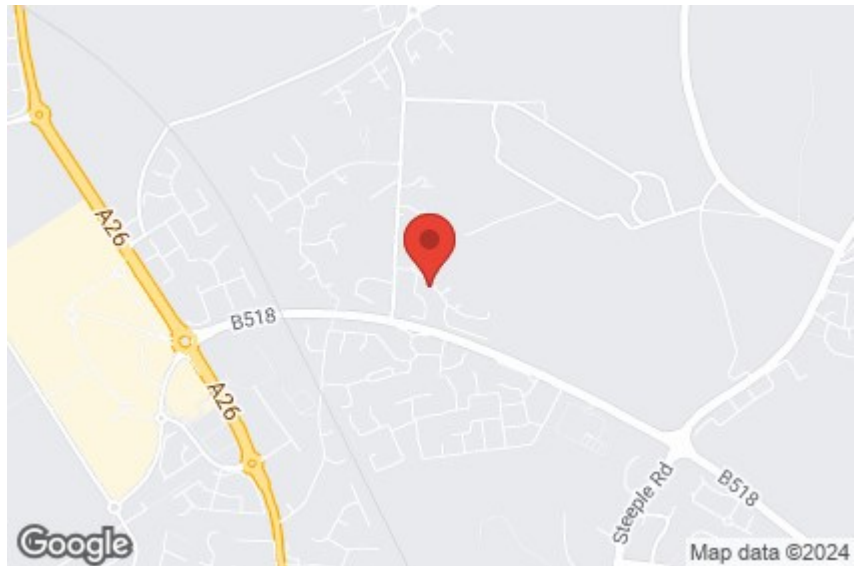
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | 69 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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