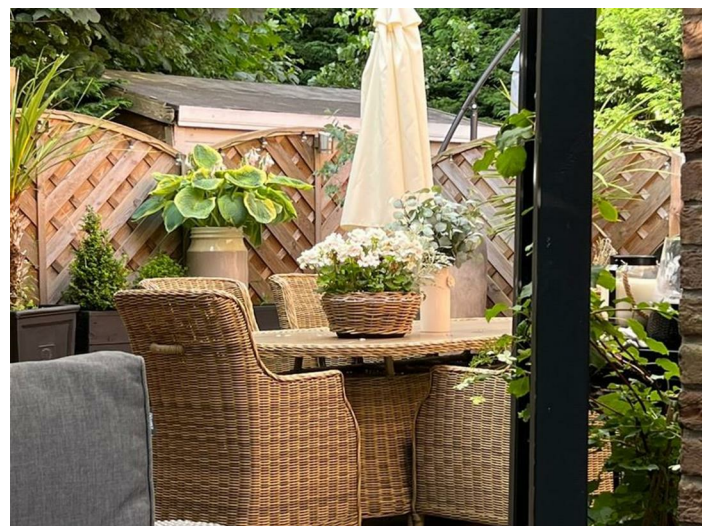


5 Umry Gardens, Antrim, BT41 4NL



**PRICE Offers Around
£349,950**

>Sales >New Homes >Commercial >Rentals >Mortgages

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BT36 5EU
Tel: (028) 9083 0803



This is an exceptionally rare opportunity to purchase a beautifully appointed four bedroom detached home extending to just under 1,700Sq.Ft. with detached garage and stunning landscaped gardens to front, side and rear. Offering generous, well proportioned accommodation throughout with three spacious reception rooms to the ground floor together with a beautifully appointed kitchen in ivory coloured hand painted "Shaker" style units and integrated oven, hob and dishwasher. In addition, the property also boasts a utility room and ground floor W/C. Likely to appeal to those with a growing family, the property benefits from four double bedrooms to include two with built-in wardrobes and a master with ensuite shower room further complimented by a luxury family bathroom. For those who like to spend time in their garden and relish privacy without all the inconvenience of ongoing maintenance, the exterior of this superb property has been beautifully landscaped and "zoned" for different levels of functionality and entertainment. With an enclosed low maintenance rear yard finished in decorative stone giving easy access to the detached garage and large timber summer house together with a separate, covered area for light entertainment and "home spa" experience with electrics and provision for a hot tub (available by separate negotiation) accessed from the dining room. This portion offers a wealth of privacy with feature, high slat board fencing and dual tegula brick patio areas.

Only on full internal viewing can one begin to appreciate the quality of this stunning home that is likely to appeal to a wide range of discerning purchasers.

Early viewing strongly recommended.

FEATURES

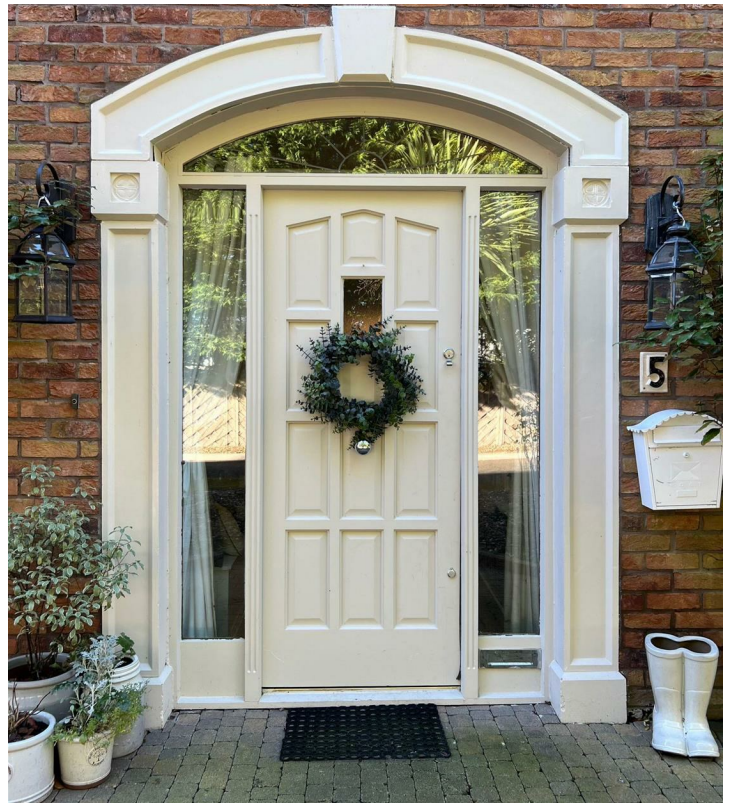
- Entrance hall with polished porcelain tiles / Staircase to first floor / Open to understairs area
- Lounge with feature polished limestone fire surround, inset and hearth (no flue)
- Living room with open fire and rustic painted surround / Walnut wood laminate floor / Glazed double doors to;
- Dining room 10'11 x 10'4 with walnut laminate floor / PVC double glazed French doors to rear entertainment area
- Kitchen with informal dining to include integrated oven, hob and dishwasher / Separate Utility and Ground Floor W/C
- First floor landing / Access to loft
- Four well proportioned bedrooms / Two with built-in wardrobes with sliding mirrored doors / Master with ensuite shower room
- Family bathroom with four piece suite to include corner bath and separate shower cubicle
- Oak effect PVC double glazed windows / Oil-fired central heating / Pebbled drive with off-street parking for two plus cars / Access to semi-detached garage
- Landscaped gardens to front, side and rear with covered "home spa" entertainment area / Hot tub available by separate negotiation

ACCOMMODATION

Georgian style panel door with single glazed port light and double glazed side lights to:

ENTRANCE HALL

Polished porcelain fully tiled floor. Open tread stair case to first floor with moulded hand rail and turned balustrade. Open to under stair area. Corniced ceiling. Two single radiators.



LOUNGE 14'10 x 11'9 (4.52m x 3.58m)

Feature polished limestone surround, inset and hearth. (no flue) Electric coal effect inset fire. Double radiator.



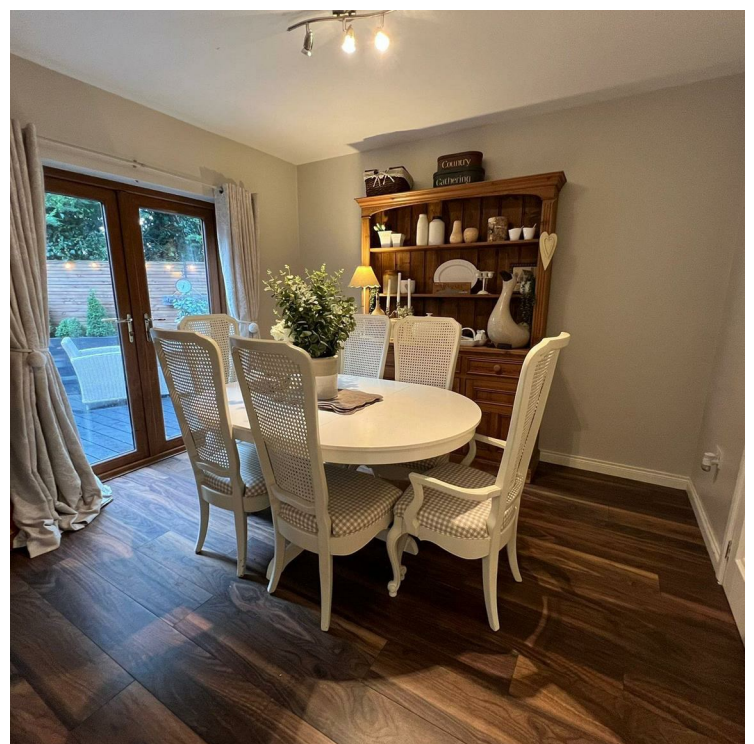
LIVING ROOM 14'10 x 11'10 (4.52m x 3.61m)

Open fire with rustic painted surround and part polished cast iron inset. Slate hearth. Walnut wood laminate floor. Single radiator. Part glazed double doors to:



DINING ROOM 10'11 x 10'4 (3.33m x 3.15m)

Walnut laminate floor. Single radiator. Oak effect PVC double glazed French doors to rear.



KITCHEN INTO INFORMAL DINING 15' x 10'11 (4.57m x 3.33m)

Full range of ivory coloured "Shaker" style high and low level units and glazed display cabinets with contrasting work surfaces. Ceramic sink unit with polished chrome mixer taps. Over window pelmet with low voltage down lights. Integrated five ring gas hob and combination oven and grill. Microwave recess. Integrated dish washer. Plumbed for American style fridge freezer. Polished porcelain fully tiled floor. Low voltage down lights. Single radiator.



UTILITY 7'4 x 5'6 (2.24m x 1.68m)

Cream coloured low level units with pitched pine unit above. Contrasting work surfaces. Twin bowl ceramic sink unit and polished chrome taps. Plumbed for washing machine and space for dryer. Double radiator. PVC oak effect double glazed door to rear.

GROUND FLOOR WC

Modern white suite comprising push button low flush W/C. Half panelled walls. Polished porcelain fully tiled floor. Single radiator.



FIRST FLOOR SPACIOUS LANDING

Double radiator. Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving above.

BEDROOM 1 11'9 x 11'3 (3.58m x 3.43m)

into built-in wardrobe with sliding mirrored doors. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and Victorian style moulded wash hand basin in vanity with "monobloc" mixer taps and storage below. Fully tiled shower cubicle with "Triton" electric shower unit. Sliding cubicle doors. Fully tiled floor and walls. Extractor fan. Low voltage down lights. Single radiator.



BEDROOM 2 14'10 x 11'9 (4.52m x 3.58m)

into built-in wardrobe with sliding mirrored wardrobes. Single radiator.

BEDROOM 3 11'10 x 10'11 (3.61m x 3.33m)

Single radiator.

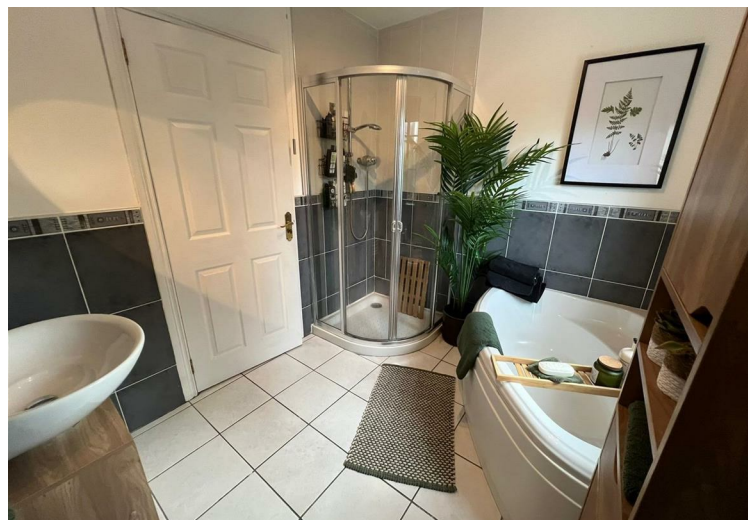


BEDROOM 4 10'11 x 10'4 (3.33m x 3.15m)

Single radiator.

BATHROOM 8'9 x 7'4 (2.67m x 2.24m)

Modern white suite comprising corner bath with feature mixer taps. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Half tiled walls with decorative border. Contrasting fully tiled floor. Extractor fan. White heated towel rail.



OUTSIDE

Kerbed and stoned garden to front with specimen trees and shrubs. Tegula brick patio to one side with timber pedestrian gate to enclosed side patio. Pebbled drive with off street parking for 2 plus cars. Access to:

SEMI-DETACHED GARAGE 20'11 x 11'2 (6.38m x 3.40m)

Roller shutter door. Power and light. Oil fired boiler. Single glazed window. Service door to;

REAR GARDEN

Enclosed rear garden in decorative stone. Pitched canopy to rear door. Outside tap. Access to;

TIMBER SUMMER HOUSE 11'6 x 9'3 (3.51m x 2.82m)

Glazed door and windows.

SIDE AND REAR GARDEN

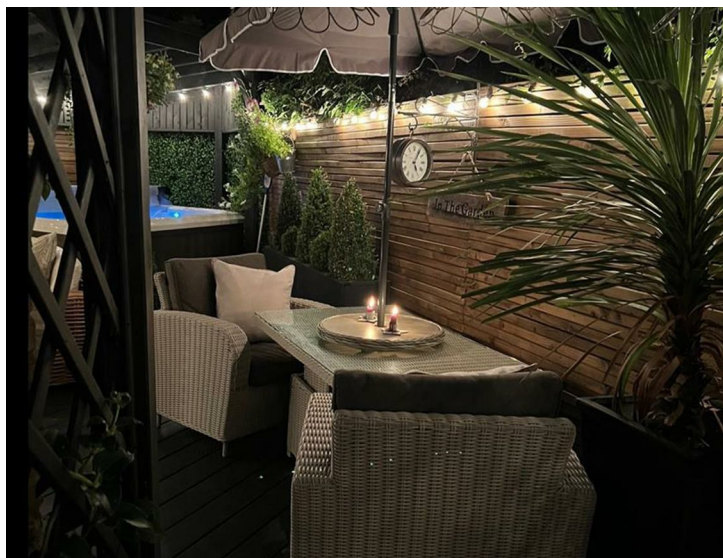
6Ft. timber fencing and pedestrian gate to;

Fully enclosed spa and entertaining area to side and rear. Side garden in tegula brick and "dog tooth" edging with gold stone borders. Contrasting timber pergola with slat board fencing and feature lighting to:

Timber decked rear patio with polycarbonate canopy and covered hot tub area (hot tub can be negotiated as an extra). Outside power sockets and lighting. Outside light to sitting area.

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	61	66
(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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