

simon**BRIEN**  
RESIDENTIAL

22 Greenvale Road,  
Antrim, BT41 1SE



Offers Over £225,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Detached Property Set Within Consistently Popular Development Of The Belmont Road
- Four Bedrooms Including Master With Recently Fitted Ensuite
- Spacious Living Room With Multifuel Stove
- Modern Kitchen With A Range Of Appliances & Casual Dining Area With Double Upvc Doors Leading Outside
- Luxury Fully Tiled Family Bathroom
- Oil Fired Central Heating
- PVC Double Glazing
- Gardens To Front, Side & Rear With Decked Sitting Area
- Tarmac Driveway
- Popular & Convenient Location On The Periphery Of Antrim Town Centre
- Close To Local Amenities, Schooling & Transport Routes
- Ideal First Time Buy Or For Young Professional Couple
- Greenvale Is An Extremely Popular And Well Established Development

## DESCRIPTION

Ideally located off the Belmont Road on the periphery of Antrim Town Centre, the property is well placed close to local amenities within the area, schooling, Antrim Hospital, and motorway networks connecting further afield.

The accommodation which is well presented throughout provides, four bedrooms, spacious living room with wood burner, modern kitchen with casual dining area and a recently fitted family bathroom & ensuite. In addition, the property has enclosed rear gardens, and driveway parking.

Likely to be of interest to first time buyer, young couple or professionals in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE HALL:

uPVC front door to entrance hall with ceramic tiled floor, understairs storage cupboard.



## GROUND FLOOR

### DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin and extractor fan.



### LIVING ROOM:

Solid wood floor, marble fireplace with granite hearth and built in multifuel stove.





**KITCHEN/DINING AREA:**

**21' 3" x 12' 0" (6.47m x 3.66m)**

Ceramic tiled floor, range of high and low level units, sink, integrated dishwasher, plumbed for washing machine, under bench electric oven, four ring ceramic hob, integrated fridge/freezer, extractor fan, partly tiled walls, double uPVC doors leading outside.



**FIRST FLOOR**

**LANDING:**

Hotpress with water cylinder, access to partly floored roofspace via ladder.

**MAIN BEDROOM:**

**11' 11" x 10' 8" (3.62m x 3.26m)**

Built in mirror slide robes.



**ENSUITE SHOWER ROOM:**

Fully tiled, low flush WC, pedestal wash and basin with vanity unit, chrome towel radiator, shower cubicle with rainhead shower, extractor fan, low voltage spotlighting.



**BEDROOM (2):**  
10' 12" x 10' 8" (3.35m x 3.25m)



**BEDROOM (3):**  
10' 3" x 7' 5" (3.13m x 2.27m)



**BEDROOM (4):**  
8' 10" x 6' 8" (2.69m x 2.04m)



**BATHROOM:**  
Fully tiled, low flush WC, pedestal wash hand basin with vanity unit, chrome towel radiator, freestanding bath with thermostatic control valve and extractor fan.

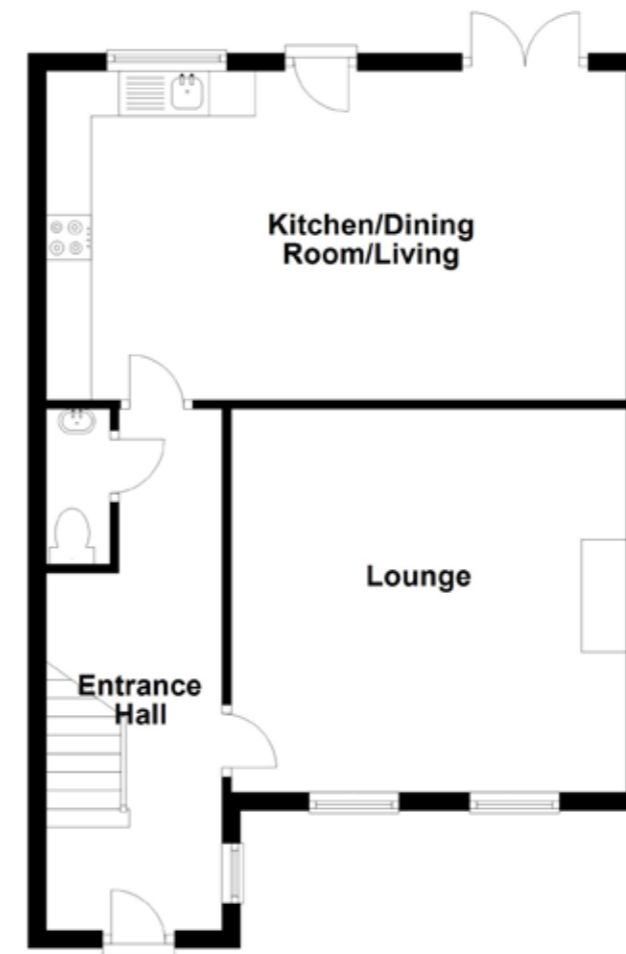


**OUTSIDE**

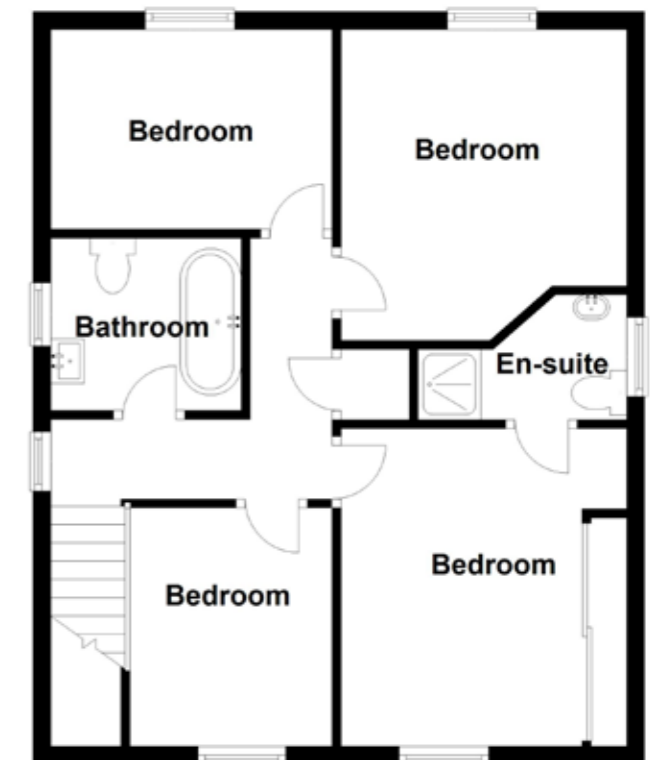
Garden To Front, Side And Rear In Lawns With Raised Decked Patio Area.. Paved Pathway And Stoned Area. Tarmac Drive And Parking. Timber Fencing To Rear And Side. Oil Fired Boiler Housed. uPVC Oil Tank. Outside Tap And Light



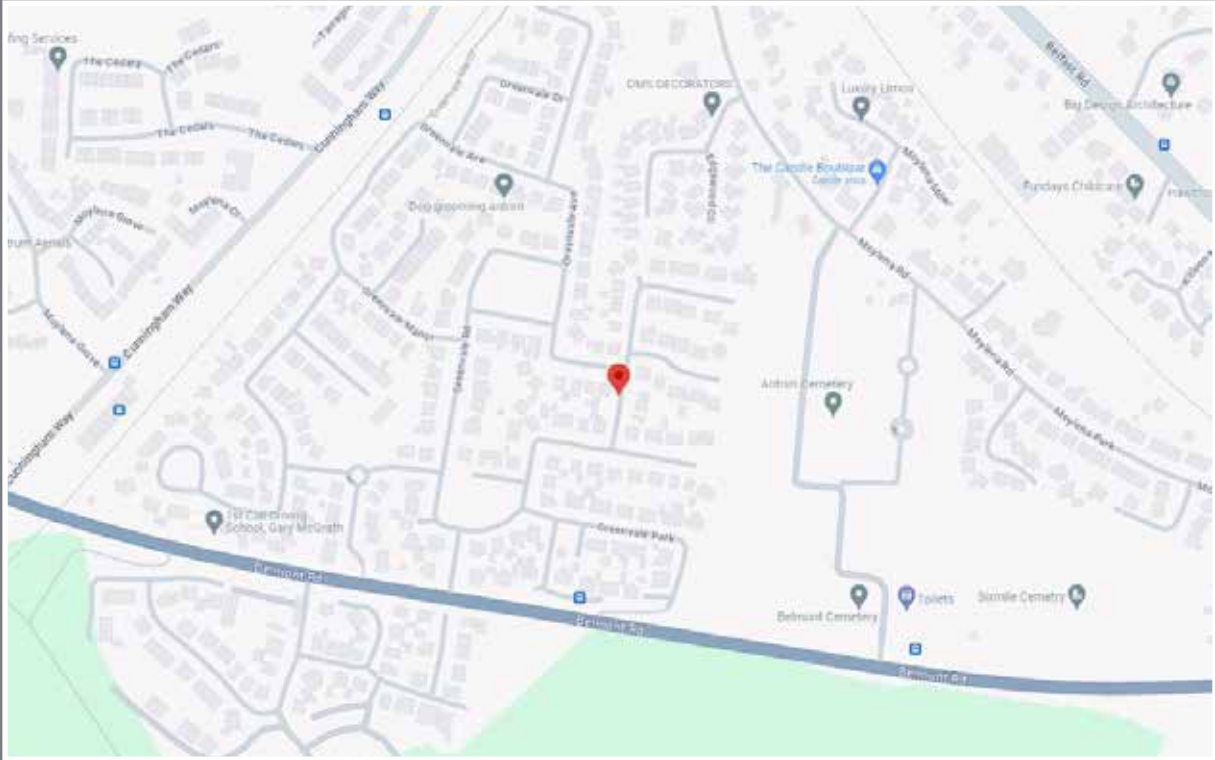
**Ground Floor**



**First Floor**



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

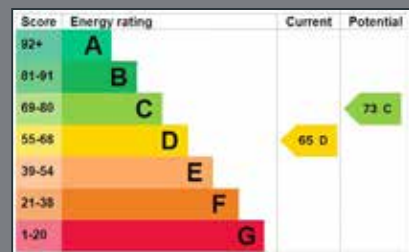


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/M/24/SD



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