

## 30 Greenvale Avenue, Antrim, BT41 1ST



### PRICE Offers Over £184,950

This is a superb opportunity to purchase a three bedroom detached property with excellent sun orientation in this sought after residential location on the outskirts of Antrim town yet close to all amenities and transport facilities. Benefitting from beech effect "Shaker" style fitted kitchen with integrated oven, hob and fridge and modern white sanitary ware to the bathroom and ensuite, this well proportioned property is likely to appeal to the first time buyer and family alike.

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 staircase to first floor
- Living room with open fire
- Dining room open to sun annex with PVC double glazed French doors
- Kitchen with full range of beech shaker style high and low level units
- Integrated oven hob and fridge
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include panel bath and separate corner shower cubicle
- PVC double glazed windows and rear doors / Oil-fired central heating
- Garden to front and rear in lawn / Tarmac driveway / Space for garage

## ACCOMMODATION

Hardwood 4 panel entrance door to:-

### ENTRANCE HALL

Single radiator. Open to understairs. Staircase to first floor with moulded hand rail and turned ballustrading.

### LIVING ROOM

**15'7" x 12'1" (4.75 x 3.68)**

Open fire painted rustic pine surround with tiled hearth. Double radiator. Wood laminate floor.

### DINING ROOM

**15'3" x 9'1" (4.65 x 2.77)**

(into sun annex) Single radiator. Ceiling patch. PVC double glazed French doors to rear with double glazed sidelights and anti-glare monopitch roof. Wood laminate floor.

### KITCHEN WITH INFORMAL DINING

**11'10" x 9'5" (3.61 x 2.87)**

Full range of beech shaker style high and low level units with short chrome handles and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Integrated 4 ring hob with stainless steel pyramid style overhead extractor. Low level combination oven and grill. Plumbed for washing machine. Integrated fridge. Tiled splash back to work surfaces. PVC double glazed door to rear. Fully tiled floor.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and immersion heating. Shelving.

## BEDROOM 1

13'9" x 9'9" (4.19 x 2.97)

Double radiator.

## ENSUITE

White suite comprising low flush W/C, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle with 'Mira Excel' thermostatic shower unit. Pivot and sliding cubicle door. Single radiator. Extractor fan. Fully tiled floor.

## BEDROOM 2

10'6" x 10'5" (3.20 x 3.18)

Single radiator.

## BEDROOM 3

8'11" x 8'4" (2.72 x 2.54)

(max.) Single radiator.

## BATHROOM

White suite comprising panel bath with tiled splash back, low flush W/C and pedestal wash hand basin. Fully tiled corner shower cubicle with 'Mira Sport' electric shower unit and sliding cubicle door. Shaver light point. Single radiator. Extractor fan. Lino to floor.

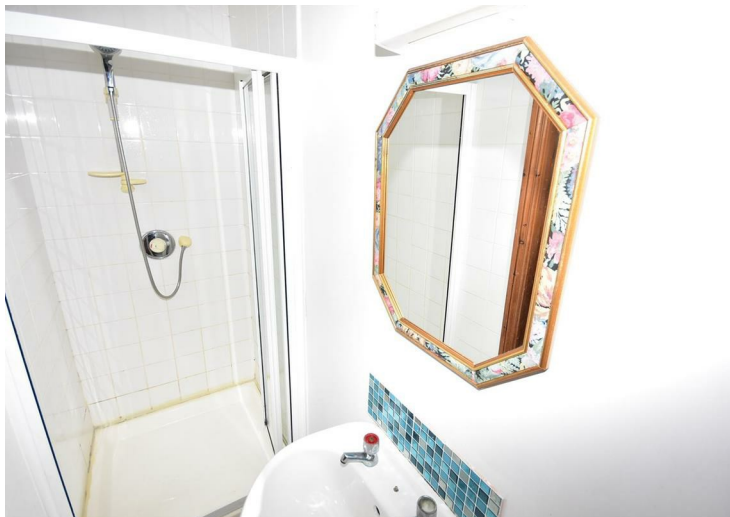
## OUTSIDE

Garden to front in lawn and paved pathway. Tarmac drive to side with off-street parking for 2 plus cars. Double timber gates to enclosed tarmac parking. Space for garage. Attached oil-fired boiler house. Garden to rear in lawn and paved patio. PVC tank. Feature brick wall and 6 ft timber fencing. Outside tap and light

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

