

## 160 Brantwood Gardens, Antrim, BT41 1HS



### PRICE Offers Over £184,950

We are delighted to offer for sale this deceptively spacious four bedroom semi-detached chalet bungalow with detached garage occupying a superb position with excellent sun orientation to the rear in this sought after residential development just off the Greystone Road and close to all local amenities and transport facilities. Boasting two ground floor bedrooms and a shower room to both ground and first floors. With a large family living room with feature fireplace with open fire and back boiler, spacious kitchen and separate utility this property will appeal to a wide variety of potential purchasers to include those in need of a potential ground floor bedroom. With PVC double glazed windows and external doors, Oil-fired central heating this property can only be fully appreciated following close internal inspection. Early viewing strongly recommended.

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## FEATURES

- Entrance hall / Staircase to first floor
- Living room 14'8" x 11'4" open fire with back boiler, with feature fire surround
- Kitchen with informal dining area / Full range of solid oak high and low level units
- Separate Utility room with space for washing machine
- First floor landing
- Four well proportioned bedrooms / Master with walk in dressing room
- Shower rooms to both ground floor and first floor
- PVC double glazed windows and external doors / Oil-fired central heating
- Fully paved garden to the rear with excellent sun orientation
- Tarmac drive to side with off street parking for up to five cars / Detached garage / Well stocked gardens to front

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door with side lights to large entrance hall. Stair case to first floor with moulded hand rail and painted balustrading. Hot press with shelved storage. Two single radiators.

### LIVING ROOM

14'8" x 11'4" (4.486 x 3.475)

PVC double glazed bay window. Feature fire place with open fire with back boiler and ornate wooden surround, tiled hearth and cast iron inset. Wood laminate flooring. Double radiator.

### KITCHEN / INFORMAL DINING AREA

16'3" x 11'2" (4.971 x 3.418)

Fully fitted solid oak, high and low level kitchen units with complimentary work tops and splash back tiling. One and quarter bowl stainless steel sink unit with chrome mixer taps. Space for cooker with concealed over head extractor fan. Space for fridge freezer and dish washer. Fully tiled floor. Double radiator.

### UTILITY

8'2" x 5'9" (2.491 x 1.772)

Matching high and low level kitchen units with complimentary splash back tiling. Single drainer stainless steel sink unit with hot and cold chrome taps. Space for washing machine. Electric meter cupboard. Fully tiled floor. Single radiator.

### GROUND FLOOR BEDROOM 1

11'4" x 9'3" (3.471 x 2.837)

Single radiator.

### GROUND FLOOR BEDROOM 2

11'2" x 9'3" (3.414 x 2.831)

Single radiator.

### GROUND FLOOR SHOWER ROOM

9'1" x 8'0" (2.771 x 2.451)

White suite comprising "Victorian" style pedestal wash hand basin with chrome hot and cold tap. Low flush WC. Easy access wet room style shower unit. Partially tiled and partially PVC panelled walls. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

### MASTER BEDROOM

14'7" x 11'1" (4.464 x 3.386)

Low level floored storage cupboard with access to eaves. Large walk in dressing room (3.015m x 1.707m) with additional low level floored storage cupboard with access to eaves. Double radiator.

### BEDROOM 4

20'4" x 9'5" (6.217 x 2.875)

Low level storage cupboard with access to eaves. Double radiator.

### FIRST FLOOR SHOWER ROOM

Three piece suite comprising pedestal wash hand basin with hot and cold tap and tiled splash back. Fully tiled shower cubicle with partially glazed folding doors and "Mira Shore" thermostatic shower unit. Low flush push button WC. Single radiator.

### DETACHED GARAGE

16'5" x 11'0" (5.027 x 3.363)

Manually operated roller door. Full electrics with lighting and plug sockets. Oil fired boiler.

### REAR GARDEN

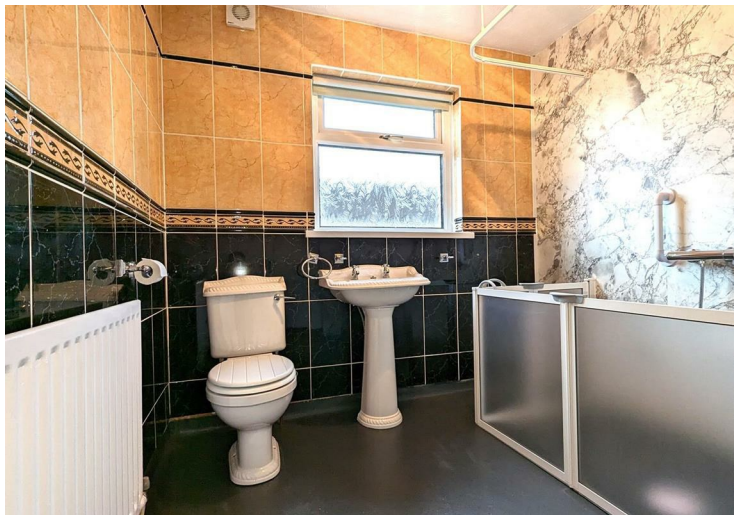
Partially enclosed and fully paved rear garden offering superb privacy and sun orientation. Raised patio area. Side access to garage. PVC oil tank. Outside tap and light. Access to driveway with parking for up to 5 cars.

Neat lawn to front with mature hedging. Paved pathway to front door. Outside light.

PVC double glazed windows and external doors.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

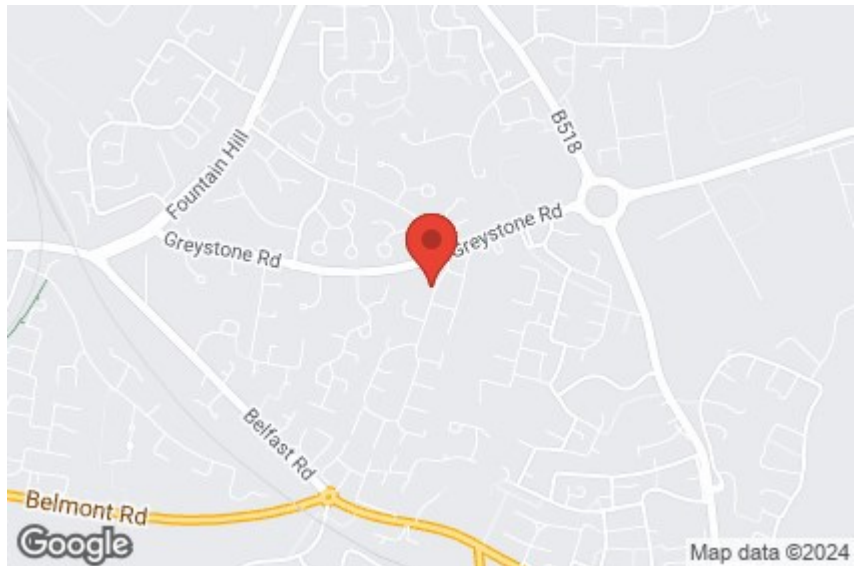
Please note, none of the services or appliances have been tested at this property.





### 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>	<b>69</b>	<b>73</b>
(55-68) <b>D</b>		
(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	



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