

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.

>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 / 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

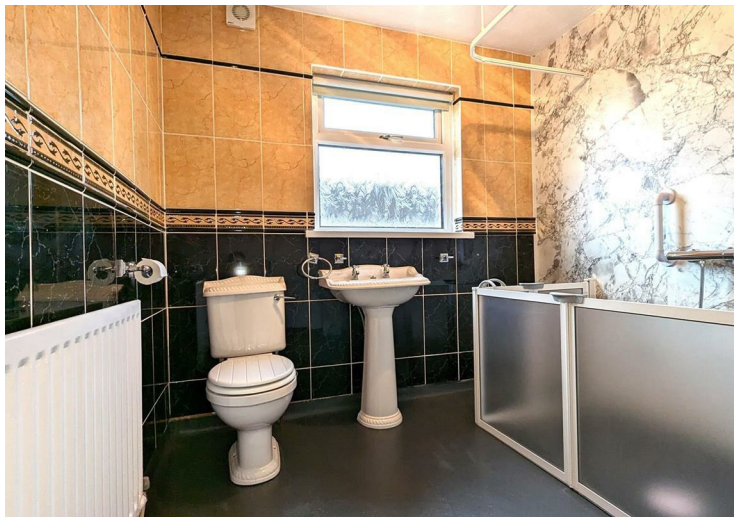
Partially enclosed and fully paved rear garden offering superb privacy and sun orientation. Raised patio area. Side access to garage. PVC oil tank. Outside tap and light. Access to driveway with parking for up to 5 cars.

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;

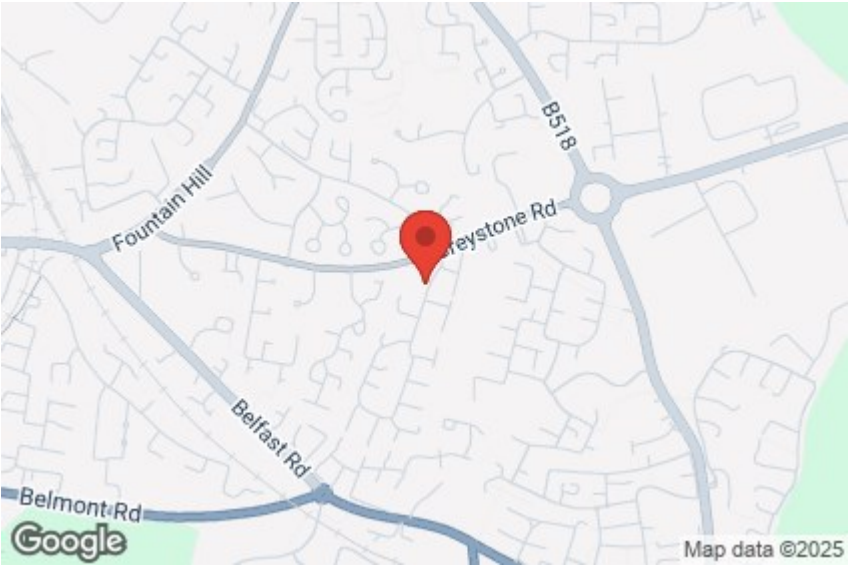
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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.

