

## 169 Meadow Lands, Antrim, County Antrim, BT41 4EZ



### PRICE Offers Over £299,950

This is an incredibly rare opportunity to purchase a beautifully presented four bedroom detached bungalow with three reception rooms to include sunroom and an integral garage with utility area all occupying a superb, landscaped site within this sought after residential development within easy access of The Junction and Antrim town centre where all local amenities and transport facilities are readily accessible.

Re-configured with the kitchen and original dining room opened up to create a spacious kitchen with informal dining area and benefiting from a recently installed "Exorna" contemporary kitchen units and centre island complimented by an extensive range of integrated appliances to include twin ovens, induction hob, full height fridge and under counter freezer and dishwasher. In

addition, the ensuite to the master bedroom and the family bathroom are both finished in modern white suites with the bathroom boasting a double ended bath and separate fully tiled shower cubicle.

Outside, the property is accessed via a tarmac driveway with off-street parking for five cars together with a spacious integral garage. The gardens to the front and rear are laid in beautifully maintained lawns with feature circular patio area to the rear making the most of the excellent sun orientation.

Only on full internal inspection can one begin to appreciate the quality of this beautifully appointed property.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with solid wood floor
- Lounge 18'9" x 12'1" with feature fireplace and glass fronted multi-solid stove
- Dining room with picture window
- Kitchen with informal dining area / Open to Sunroom
- Full range of "Exorna" contemporary style high and low level units and matching centre island
- Full range of built-in appliances to include induction hob with feature extractor, twin "Siemens" ovens, matching microwave, plate warmer, full height fridge, undercounter freezer and dishwasher
- Four double bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include double ended bath and fully tiled shower cubicle
- Mahogany effect PVC double glazed windows / PVC front door / Gas fired central heating / PVC fascia and soffits
- Tarmac drive with parking for five cars / Access to integral garage with utility area / Landscaped gardens to front and rear

## ACCOMMODATION

### OPEN ENTRANCE PORCH

PVC front door with double glazed inset and sidelights to:-

### ENTRANCE HALL

Solid wood floor. Low voltage down lights. Access to loft.

### CLOAKS CUPBOARD

With hanging space.

### LINEN CUPBOARD

Former hot press with tank removed and shelving in place. Single radiator.

### LOUNGE

**18'9" x 12'1" (5.72m x 3.68m)**

Feature wooden fire surround with part polished cast iron inset. Glass fronted multi solid fuel stove. Picture window. Two double radiators.

### DINING ROOM

**10'10" x 10'0" (3.30m x 3.05m)**

Picture window. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**19'1" x 11'9" (5.82m x 3.58m)**

'Exorna' contemporary style, handle free, range of high and low level units with soft closing doors and drawers. Integrated full height fridge and separate under counter freezer. Concealed sockets. Twin 'Siemens' ovens, matching microwave and plate warmer. 'Silstone' worksurfaces with matching upstands and window cill. Centre island with 4 seat breakfast bar. Inlaid stainless steel sink unit and mixer taps. Integrated 4 ring 'Air Force' induction hob with tilting surface mounted retractable extractor fan. 'Bosh' integrated dishwasher. Low voltage down lights. Polished chrome plug points. 'Quickstep' flooring. High level TV point. Double radiator. Open square archway to;



## SUN ROOM

13'1" x 13'0" (3.99m x 3.96m)

Feature freestanding glass fronted log burning stove with exposed flue and slate tiled hearth. Low voltage down lights. Mahogany effect PVC double glazed door to rear. Two double radiators.

## BEDROOM 1

15'4" x 12'1" (4.67m x 3.68m)

(max) to include ensuite. Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and wall mounted vanity unit with modern wash hand basin and "monobloc" mixer tap. Walnut coloured storage cupboard below. Walk-in wet room style shower cubicle with fully tiled walls and floor. 'Aqualisa' thermostatic power shower and glazed screen. Fully tiled walls and floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.

## BEDROOM 2

11'11" x 10'1" (3.63m x 3.07m)

Double radiator.

## BEDROOM 3

11'10" x 9'10" (3.61m x 3.00m)

Double radiator.

## BEDROOM 4

9'10" x 8'11" (3.00m x 2.72m)

Double radiator.

## BATHROOM

7'9" x 6'4" (2.36m x 1.93m)

Modern white suite comprising double ended bath with off set mixer taps and hand shower attached. Push button low flush W/C and wall mounted vanity unit with moulded wash hand basin and "monobloc" mixer tap. Storage below. Automatic lighting mirror with built-in shaver point. Fully tiled shower cubicle with "Mira Sport" electric shower unit. Glazed screen and pivot and slide door. Low voltage down lights. Fully tiled walls and floor. Polished chrome heated towel rail.

## INTEGRAL GARAGE

18'8" x 10'10" (5.69m x 3.30m)

Up and over door. Power and light. Gas fired boiler. Utility area with full range of limed oak effect high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Mahogany effect PVC double glazed door to side.

## OUTSIDE

Garden to front in neat lawn. Tarmac drive with parking for five cars. Access to integrated garage. Pedestrian gate with paved pathways to fully enclosed garden in neat lawn and circular patio area. 6Ft. timber fencing. Crushed slate display. Bin enclosure.

## 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>73</b>	<b>74</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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