

## 3 Greenmill, Muckamore, Antrim, BT41 4SR



### PRICE Offers Over £179,950

This is a superb opportunity to purchase a well appointed and deceptively spacious four bedroom semi-detached chalet style house with integral garage and separate utility room, occupying a generous site in this sought after residential location on the outskirts of Antrim and within easy access of Belfast International Airport. In need of some decorative improvement, the property has been priced to allow the ultimate purchaser an opportunity to finish this home to their preferred style. Only on full internal inspection can one begin to appreciate the opportunity offered by this superb family home.

Early viewing strongly recommended.

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## FEATURES

- Spacious entrance hall with staircase to first floor / Open to under stairs / Cloaks cupboard and ground floor W/C
- Lounge 22'5 x 11'3 with open fire and sandstone surround / Solid wood floor / Hardwood double glazed doors to rear
- Kitchen with informal dining area / Full range of beech "Shaker" style high and low level units
- Integrated oven, hob, dishwasher and fridge
- Utility room with matching beech "Shaker" style units / Access to;
- Integrated garage with electric up and over door / Secondary door to Lounge
- First floor landing with double doors to hotpress
- Four well proportioned bedrooms / Master with full suite of built-in wardrobes and matching drawer set and vanity in light Walnut
- Bathroom with original white four piece suite to include panel bath and separate fully tiled shower cubicle
- Hardwood double glazed windows / Oil-fired central heating / Stoned driveway to front with off-street parking for two cars

## ACCOMMODATION

Hard wood double glazed entrance door with side lights to:

### ENTRANCE HALL

Solid wood floor. Double radiator. Open to under stairs. Stair case to first floor with pine moulded hand rail and turned balustrade to first floor landing. Cloaks cupboard.

### GROUND FLOOR W/C

Original white low flush W/C and pedestal wash hand basin.

### UTILITY

11'3 x 7'2 (3.43m x 2.18m)

Original "Shaker" style low level units and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Fully tiled floor. Hard wood double glazed door to court yard. Door to:

### INTEGRAL GARAGE

22'3 x 9'8 (6.78m x 2.95m)

Electric remote up and over door. Secondary door to lounge. Power and light.

### LOUNGE

22'5 x 11'3 (6.83m x 3.43m)

Open fire with sandstone surround and slate hearth. Solid wood floor. Two single radiators. Hard wood double glazed French doors to rear.

### KITCHEN INTO INFORMAL DINING ROOM

15'3 x 9'6 (4.65m x 2.90m)

Full range of Beech "Shaker" style high and low level units with long chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit. Integral four ring halogen hob and stainless steel pyramid style over head extractor. Low level combination oven and grill. Integral dish washer and below counter fridge. Fully tiled floor and part tiled walls. Double radiator.

## FIRST FLOOR LANDING

Double doors to hot press. Access to loft.

## BEDROOM 1

18'1 x 11'2 (5.51m x 3.40m)

Full range of built-in wardrobes in light walnut. Matching drawer sets and vanity unit. Double radiator.

## BEDROOM 2

11'6 x 10'4 (3.51m x 3.15m)

Single radiator.

## BEDROOM 3

10'5 x 10'4 (3.18m x 3.15m)

Single radiator.

## BEDROOM 4

10'4 x 9'5 (3.15m x 2.87m)

Double doors to built-in wardrobe. Single radiator. Gable end window. "Velux" double glazed roof light.

## BATHROOM

11'4 x 7'9 (3.45m x 2.36m)

Original white suite comprising panelled bath with tiled splash back, push button low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with "Mira Sport" electric shower unit and sliding cubicle doors. Extractor fan. "Velux" double glazed roof light. Double radiator.

## OUTSIDE

Stoned drive with off street parking to front. Fully paved inner courtyard. Access to fully enclosed garden to rear in neat lawn and paved patio. Pre-fabricated oil-fired boiler house. 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>                            | <b>57</b>               | <b>60</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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