

13 Ashgreen, Antrim, County Antrim, BT41 1HL



PRICE Offers Over £218,950

This is an exceptionally rare opportunity to purchase a well appointed three bedroom detached bungalow with large sunroom to the rear and occupying a mature, elevated site in this sought after residential location just off the Greystone Road, yet within easy access of local shops and transport facilities.

With spacious living area complete with large format front window and open through to the dining room and generous kitchen with recently fitted sage green coloured "Shaker" style high and low level units together with "Belling" professional range style cooker adding a touch of modern class. The property also benefits from an extended utility and uses part of the original garage, now fitted with matching sage green "Shaker" style units with feature "Belfast" sink and "Quooker" boiling water tap. The large sunroom to the rear with vaulted roof and PVC double glazed windows and rear door also adds additional living space with the added benefit of overlooking the mature rear garden. The current owners have also upgraded the shower room with the introduction of a new ceramic toilet and Victorian style vanity unit complete with moulded wash hand basin and feature taps. The newly installed glazed shower unit is also complimented by an "Aqualisa" electric shower unit and PVC panelled walls. Externally, the property also benefits from a gently graded ramp from the front to the rear.

With a host of additional recent upgrades to include new engineered white oak doors and full fibre broad band with speeds up to 900mbt. his property can only be fully appreciated on full internal inspection.

Early viewing strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with wood laminate floor
- Living room 14'7 x 11'3 with open fire and wood laminate floor through to;
- Dining room with PVC double glazed door and sidelight to Sunroom / Open square archway to;
- Kitchen with full range of sage green "Shaker" style high and low level units / Integrated "Belling" professional range style cooker
- Utility room 9'1 x 6'7 with access to remainder of garage with roller shutter door / Matching sage green "Shaker" style units / "Belfast" sink unit with "Quooker" boiling water tap
- Sunroom 14'10 x 9'10 with vaulted ceiling / PVC double glazed windows and door
- Three well proportioned bedrooms / Master with built-in wardrobes and part mirrored sliding doors
- Recently installed shower room with modern white suite to include large format shower cubicle and Victorian style vanity unit
- PVC double glazed windows and rear door / Oil fired central heating / PVC fascia and soffits / Pressurised water system
- Elevated site with gently graded ramp providing wheelchair access to the rear / Tarmac off-street parking for up to three cars

ACCOMMODATION

Wrought iron railing and step up to open entrance porch area. "Chartwell Green" composite entrance door with triple glazed argon soft coat safety glass inset to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Storage cupboard. Hot press with copper cylinder and "Willis" type immersion heater. Shelving above. Mostly glazed double doors to;

LIVING ROOM

14'7 x 11'3 (4.45m x 3.43m)

Open fire with stone surround and tiled hearth. Inset coal effect electric fire. Wood laminate floor. Double radiator and single radiator. Open square archway through to:

DINING ROOM

11'8 x 7'5 (3.56m x 2.26m)

Wood laminate floor. Double radiator. PVC double glazed door and side light to sun room. Open square arch way to:

KITCHEN

9'7 x 8'10 (2.92m x 2.69m)

Full range of sage green "Shaker" style high and low level units with chrome bar handles and contrasting "Stratus" black marble effect work surfaces and matching upstands. "Belfast" sink unit with "Quooker tap". "Belling" professional three door range style cooker with halogen hob and complimentary "Belling" stainless steel pyramid style extractor hood. White glass finished splash back to cooker. Space for fridge freezer. Part tiled walls to work surfaces in sage green tiles. Contrasting "Scada Pearl Grey" wood effect floor tiles. PVC double glazed window looking into sunroom. Access to;

UTILITY

9'1 x 6'7 (2.77m x 2.01m)

Matching sage green "Shaker" style low level units with chrome bar handles, open shelving and contrasting "Stratus" black marble effect work surfaces and matching upstands. Shallow bowl "Belfast" style sink with fitted "Quooker" boiling water tap. Plumbed for washing machine. Extractor fan. Single radiator. Door to;

REMAINDER OF GARAGE

9'5 x 9'3 (2.87m x 2.82m)

Remote controlled electrically operated roller shutter door. Power and light. Meter cupboard. Newly installed "Grant Euroflame" oil-fired condensing boiler.

SUNROOM

14'10 x 9'10 (4.52m x 3.00m)

Vaulted ceiling. PVC double glazed windows and door. Wood laminate floor. Low voltage down lights. Two double radiators.

BEDROOM 1

12'9 x 11'11 (3.89m x 3.63m)

to include built-in wardrobes with part mirrored sliding doors. New centre light with retractable blades to built-in fan. Wood laminate floor. Double radiator.

BEDROOM 2

11'8 x 10' (3.56m x 3.05m)

Wood laminate floor. Single radiator.

BEDROOM 3

8'5 x 6'8 (2.57m x 2.03m)

Wood laminate floor. Double radiator. Access to loft via fold out wooden ladder.

SHOWER ROOM

8'5 x 7'1 (2.57m x 2.16m)

Recently installed modern white Victorian style suite comprising low flush WC with lever flush fitting, free-standing moulded wash hand basin in vanity unit with storage below and mixer taps. PVC clad corner shower cubicle with low threshold tray, "Aqualisa" electric shower unit and sliding glass doors. Fully tiled walls with decorative border and matching inset. Shaving point. Extractor fan. "Scada Pearl Grey" woodgrain effect fully tiled floor. Double radiator.

OUTSIDE

Mostly tarmaced front forecourt with off street parking for up to three cars. Tarmac path to side with open access to:

Rear garden in neat lawn and paved patio area. Well stocked borders. PVC tank. Gently graded concrete ramp to side and rear for wheel chair access.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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