

## 24 Greenvale Manor, Antrim, County Antrim, BT41 1SB



### Asking Price £199,950

This is an excellent opportunity to purchase a competitively priced and well presented four bedroom detached house in this sought after residential development on the outskirts of Antrim town yet within easy access of the town centre and all local amenities. Benefiting from four well proportioned bedrooms to include and ensuite to the master bedroom and a generous living room 14'7 x 14'1 with access to a stunning recently installed open plan kitchen with informal dining area, this property is likely to appeal to those with a growing family who need some additional internal space to accommodate kids or allow for an office to facilitate working from home.

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 with fully tiled floor / Staircase to first floor
- Ground floor W/C
- Living room 14'7 x 14'1 with wood laminate floor
- Recently installed Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of light grey 'Shaker' style high and low level units / Integrated induction hob / Combination oven and grill / Dishwasher
- First floor landing
- Four well proportioned bedrooms / All with wood laminate flooring / Master with ensuite
- Bathroom with white suite to include shower bath with curved screen
- Composite front door / PVC double glazed windows / Oil-fired central heating
- Generous gardens to front and rear / Raised timber decked patio / Good sun orientation / Tarmac drive to side with off-street parking for two cars / Space for garage

## ACCOMMODATION

Composite entrance door with double glazed port lights to;

### ENTRANCE HALL

Wood laminate flooring. Stair case to first floor with moulded hand rail and turned balustrading. Small under stair storage cupboard. Single radiator.

### GROUND FLOOR W/C

White suite comprising push button low flush W/C and wall mounted wash hand basin with tiled splashback and storage below. Fully tiled floor. Single radiator.

### LIVING ROOM

**14'7 x 14'1 (4.45m x 4.29m)**

Wood laminate floor. Double radiator. Door to:

### KITCHEN WITH INFORMAL DINING

**21'3 x 12'1 (6.48m x 3.68m)**

Recently installed and fully fitted light grey 'Shaker' style high and low level kitchen units with complimentary worktops and bevelled white splashback tiling. Single drainer stainless steel sink unit with feature chrome mixer tap. Integrated appliances to include 4 ring induction hob with stainless steel overhead extractor fan, low level combination oven and grill and dishwasher. Space for 'American' style fridge freezer and washing machine. Over counter LED smart lighting. Fully tiled floors and tiled skirting. Double radiator.

## FIRST FLOOR LANDING

Wood laminate floor. Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

12'1 x 10'2 (3.68m x 3.10m)

Wood laminate floor. Single radiator.

## ENSUITE

White suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. PVC paneled shower cubicle with "Triton" electric shower unit. Pivot and slide doors. PVC ceiling. Low voltage down lights. Extractor fan. Fully tiled floor. Single radiator.

## BEDROOM 2

10'11 x 10'3 (3.33m x 3.12m)

Wood laminate floor. Single radiator.

## BEDROOM 3

10'9 x 7'6 (3.28m x 2.29m)

Wood laminate floor. Single radiator.

## BEDROOM 4

9' x 7'3 (2.74m x 2.21m)

Wood laminate floor. Single radiator.

## BATHROOM

7'6 x 6'5 (2.29m x 1.96m)

Shower bath with off-set "monobloc" mixer taps and curved screen. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled floor. Designer radiator. Part tiled walls to bath area.

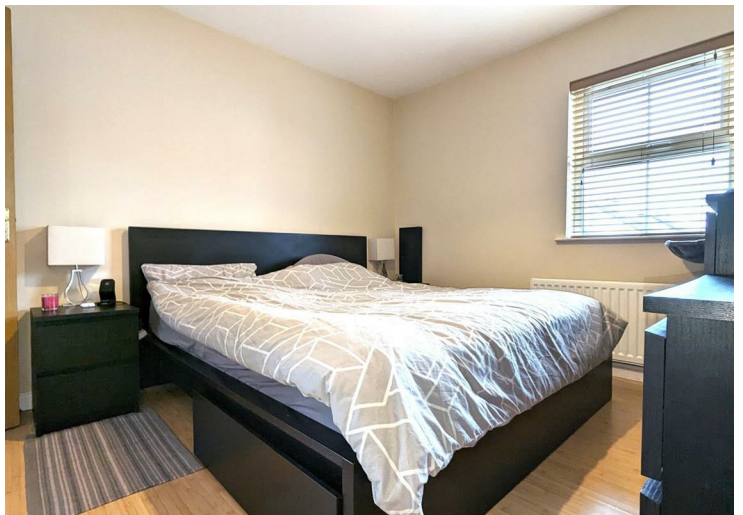
## OUTSIDE

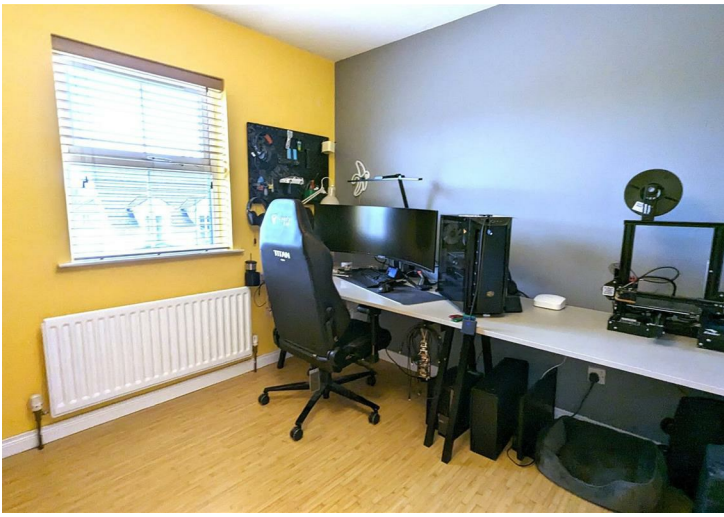
Tarmac drive to front and side with off street parking for 3 plus cars. Garden to front and side in neat lawn. Paved path way to front and side. Timber pedestrian gate to:

Fully enclosed garden to rear in neat lawn and mature shrubs. Raised timber decking. Brick built oil-fired boiler house. PVC tank. Outside tap and light. Double timber gates and enclosed tarmac parking. Space for garage. Good sun orientation.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





### 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>72</b>
(55-68) <b>D</b>	<b>63</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	



**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.

**PRS** Property Redress Scheme