

1 Greenvale Manor Court, Antrim, BT41 1SU



PRICE Offers Over £214,950

This is an excellent opportunity for those with a growing family to purchase a beautifully appointed four bedroom chalet style detached property occupying a generous corner site with landscaped gardens in this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to a high standard both inside and out, this well appointed property boasts a spacious living room with feature fireplace and kitchen with informal dining area complete with "contemporary" style high and low level units with integrated oven, hob and dishwasher.

The flexible layout of this property allows for use of two ground floor bedrooms while the property also benefits from a luxury ground floor shower room and first floor bathroom making this an ideal home for those with young children or an elderly relative.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance Porch with fully tiled floor through to Entrance Hall / Staircase to first floor
- Living Room 16'3" x 10'8" with feature fire place
- Kitchen 14'1" x 10'9" with informal dining / "Contemporary" style kitchen units / Integrated oven, hob and dishwasher
- Two ground floor bedrooms and luxury ground floor shower room
- Spacious Landing with built in storage
- Two further first floor bedrooms / Master with full wall of built-in wardrobes with sliding mirrored doors
- Separate bathroom with luxurious four piece suite
- PVC double glazed windows and external doors / Oil fired Central Heating
- Neat well maintained gardens to front and rear/ Fully enclosed gardens to rear in neat lawn and paved patio
- Tarmac drive to side with parking for two cars and detached garage

ACCOMMODATION

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Tarmac drive to side with parking for up to 3 cars leading to garage and timber pedestrian gate to rear. Neat lawn with mixed stone borders and well stocked hedging. Four foot timber fencing. Paved pathway to front door.

ENTRANCE HALL

PVC double glazed door to fully tiled entrance. Stair case to first floor with moulded hand rail and turned balustrading. Large under stairs storage cupboard. Low voltage down lights. Hot press with pressurized cylinder. Single radiator.

LIVING ROOM

16'3" x 10'8" (4.965 x 3.275)

Semi solid laminate flooring. Feature electric fireplace with tiled granite floor. Low voltage down lights. Double radiator.

SNUG/GROUND FLOOR BEDROOMS

8'7" x 8'9" (2.631 x 2.681)

Wood laminating flooring. Low voltage down lights. Single radiator.

GROUND FLOOR

6'7" x 5'11" (2.031 x 1.824)

Modern white suite comprising enclosed corner shower with fully tiled walls. Low flush push button WC. Large wall mounted wash hand basin with chrome mixer tap. Partially tiled walls and fully tiled floors. Low voltage down lights. Extractor fan. White vertical radiator.

GROUND FLOOR BEDROOM

11'8" x 10'4" (3.574 x 3.161)

Wood laminate flooring. Low voltage down lights. Single radiator.

KITCHEN INTO INFORMAL DINING

14'1" x 10'9" (4.295 x 3.280)

Full range of contemporary style high and low level kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include four ring halogen hob with concealed overhead extractor fan, mid level combination oven and grill and dish washer. Space for fridge freezer and washing machine. Over counter lighting. Fully tiled floor. Low voltage down lights. White vertical radiator. PVC double glazed door with hatch opening to rear.

FIRST FLOOR LANDING

Access to eaves and storage. Low voltage down lights. Walk in storage cupboard with access to eaves.

MASTER BEDROOM

11'3" x 10'10" (3.443 x 3.304)

Integrated storage with mirrored sliding doors. Single radiator.

FIRST FLOOR BEDROOM 2

8'6" x 5'2" (2.611 x 1.582)

Wood laminate flooring. Single radiator.

FAMILY BATHROOM

8'6" x 8'1" (2.607 x 2.474)

Luxury four piece bathroom suite to include double ended panel bath with chrome mixer tap and shower attachment. Enclosed corner shower unit with glazed sliding door, "Mira Sport" shower and fully tiled walls. Wall mounted wash hand basin with chrome mixer tap and storage below and LED backlight mirror over. Low flush push button WC. Extractor fan. Fully tiled floor and partially tiled walls. Chrome towel radiator.

GARAGE

18'0" x 9'3" (5.511 x 2.824)

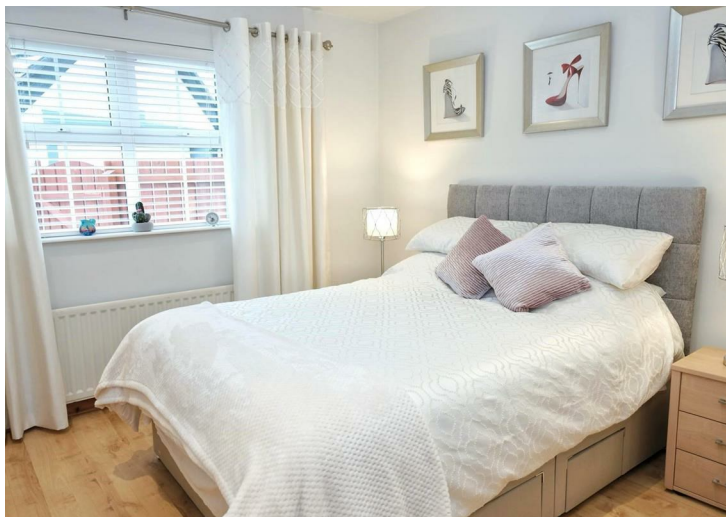
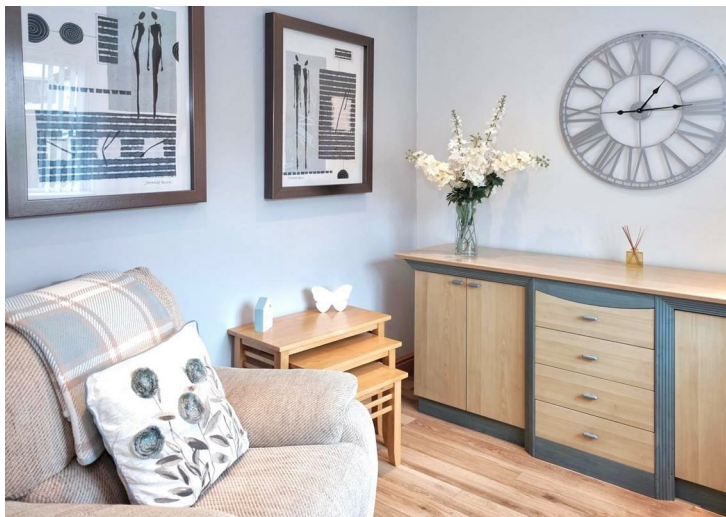
Roller shutter door. Oil boiler. Electrics and lighting. PVC double glazed door to rear garden.

OUTSIDE REAR

Neat lawn with mixed stone bordering. Large paved patio area. Outside light. Pedestrian gate to front on both sides.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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