

## 70 Ashgreen, Antrim, County Antrim, BT41 1HL



### PRICE Offers Over £219,950

This is an excellent opportunity to purchase an extended four bedroom detached house with semi-detached garage occupying a superb corner site within this sought after residential development just off the Greystone Road and close to all local amenities and transport facilities. Benefiting from modern, 'Country' style kitchen units and integrated oven, hob, fridge and dishwasher this property also boasts PVC double glazed windows and oil-fired central heating with a the additional benefit of fantastic sun orientation and privacy.

To the side a stunning extension has added a ground floor WC, a ground floor bedroom / reception and a large utility making this property perfect for a wide range of discerning purchasers such as growing families and those in need of ground floor living.

Only on full internal inspection can one begin to appreciate the quality of this superb family home. Early viewing strongly recommended.

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## FEATURES

- PVC double glazed door too entrance hall with staircase to first floor
- Living room with feature fireplace
- Kitchen with informal dining area
- Full range of 'Country' style high and low level units / Integrated double oven, hob and fridge freezer / two double radiators
- Superb Granny Annex with reception/bedroom, utility and WC
- First floor landing
- Three well proportioned bedrooms
- Bathroom with modern white suite to include electric shower over the bath
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Semi detached garage
- Tarmac drive with parking for three cars / Access to semi-detached garage / Excellent sun orientation / Garden and patio area to rear and side

## ACCOMMODATION

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PVC double glazed door with side light to:

### ENTRANCE

Wood laminate flooring. Stair case to first floor with moulded hand rail. Single radiator. Electric meter cupboard.

### LIVING ROOM

15'1" x 12'3" (4.610 x 3.745)

Feature open fire with solid cast iron, decorative tiled surround and marble tiled hearth. Double radiator.

### KITCHEN INTO INFORMAL DINING

18'4" x 9'3" (5.594 x 2.837)

Fully fitted range of solid oak high and low level kitchen units with contrasting work tops and stone effect splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer taps. Integrated four ring halogen hob with hooded over head extractor fan. Integrated double oven and grill. Space for dish washer. USB plus sockets. Over counter lighting. Integrated fridge freezer and larder cupboard. Under stairs storage cupboard. Low voltage down lights. PVC double glazed "French" doors to rear. Two double radiators. Leading to:

### EXTENDED ANNEX

Hallway: wood laminate flooring. Single radiator. PVC double glazed door to side garden.

### GROUND FLOOR WC

Modern white suite comprising wall mounted wash hand basin with chrome mixer tap and storage below. Low flush push button WC. Wood laminate flooring. Extractor fan. Low voltage down lights. Chrome towel radiator.

## UTILITY ROOM

8'6" x 25'11" (2.616 x 7.907)

Range of "Shaker" style high and low level kitchen units with contrasting work tops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Low voltage down lights. Wood laminate flooring. Extractor fan. Storage cupboard. Single radiator. PVC double glazed door to rear.



## GROUND FLOOR BEDROOM/RECEPTION ROOM

12'11" x 11'8" (3.948 x 3.572)

Wood laminate flooring. "French" doors to side garden. Double radiator.



## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with insulated copper cylinder and shelved storage. Gable window. Recently carpeted and single radiator.

## MASTER BEDROOM

11'11" x 10'4" (3.635 x 3.162)

Integrated storage with mirrored sliding doors. Single radiator.



## BEDROOM 2

10'4" x 9'4" (3.160 x 2.859)

Double radiator.

## BEDROOM 3

8'10" x 7'8" (2.715 x 2.353)

(at max) Integrated over stair storage. Wood laminate flooring. Single radiator.



## BATHROOM

7'7" x 5'4" (2.322 x 1.629)

Modern white suite comprising PVC panelled bath with chrome mixer tap and "Mira" spot shower over with glazed screen. Low flush push button WC. Wall mounted wash hand basin with chrome mixer taps and storage below. PVC panelling to all walls. Wood laminate flooring. Low voltage down lights. Extractor fan. "Anthracite" towel radiator.

## OUTSIDE

Rear patioed garden accessible through side door in utility in the granny annex. Very spacious neat lawn to the side. low maintenance front lawn edged with a stone boarder between garden and driveway. Private semi detached garage. Designated covered wood storage space for open fire.

## SEMI DETACHED GARAGE

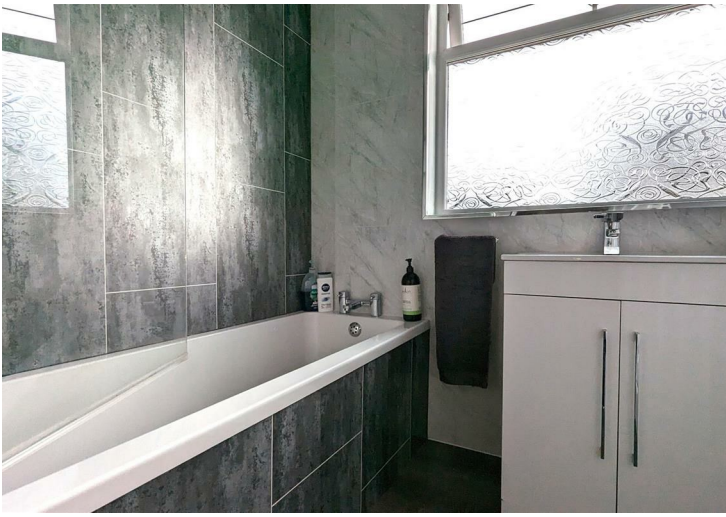
20'0" x 10'5" (6.115 x 3.193)

Manual roller door. Full electric. Side door to side garden.

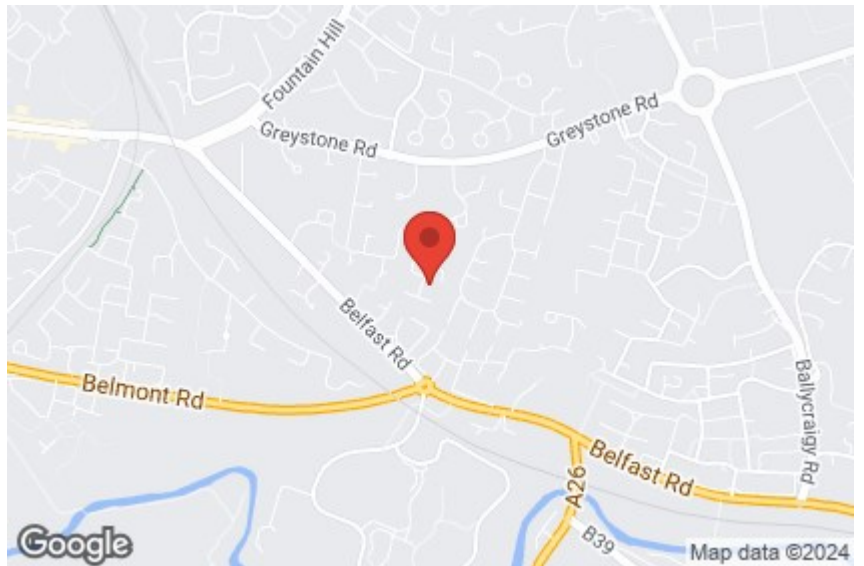
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	60
(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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