

2 Brookvale, Antrim, County Antrim, BT41 2TU



PRICE Offers Over £187,500

This is an exceptionally rare opportunity to purchase a deceptively spacious three bedroom detached house with utility room, ground floor W/C and integral garage all occupying a large, private site within this sought after residential development, with views towards Lough Neagh, on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to a good standard throughout, the property boasts PVC double glazed windows, oil-fired central heating and PVC fascia and soffits. With generous well proportioned rooms throughout, the open plan kitchen with informal dining area extends to 23'5 x 10'3 and comprises a full range of white, high gloss painted high and low level units with integrated oven and hob together with a ground floor W/C and first floor bathroom with panel bath and fully tiled shower cubicle.

Outside, the large, private site has off-street parking for up to eight cars with lots of garden space to either side and the rear and could easily accommodate another detached garage if a purchaser wished to convert the original garage to another reception room and possibly build upwards to create a fourth bedroom with ensuite (all subject to necessary approvals).

Only on full internal inspection can one begin to appreciate the potential of this superb family home.

Early viewing strongly recommended.

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BT39 9AA
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Glengormley
18 Carrmoney Road
Glengormley
Antrim
BT36 6HN
Tel : (028) 9083 0803



FEATURES

- Spacious entrance hall with open tread staircase to First Floor
- Living room with imitation fire and feature pine surround
- Kitchen with informal dining area 23'5 x 10'3 / Full range of white gloss hand painted high and low level units / Integrated oven and hob
- Utility room with access to ground floor W/C / Access to;
- Integral garage 20'4 x 9'7 with up and over door
- First floor landing
- Three well proportioned double bedrooms / Two with built-in wardrobes and two with views towards Lough Neagh
- Bathroom with white suite to include panel bath and fully tiled shower cubicle with "Mira" electric shower unit
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Tarmac driveway with parking for up to eight cars / Large private site with mature conifers

ACCOMMODATION

Hard wood entrance door with leaded and stained glass port light to:

SPACIOUS ENTRANCE HALL

Single radiator. Open tread stair case to first floor with moulded hand rail and feature wrought iron ballustrading.

LIVING ROOM

16'1 x 11'1 (4.90m x 3.38m)

Imitation electric fire with pinewood surround and polished granite hearth. Double radiator.

KITCHEN INTO INFORMAL DINING AREA

23'5 x 10'3 (7.14m x 3.12m)

Full range of white gloss hand painted high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Integrated four ring electric hob and low level combination oven and grill. Breakfast bar area with low level units and over hang providing seating for 3 plus people. Double radiator and single radiator.

UTILITY / WC

9'8 x 7'11 (2.95m x 2.41m)

to include ground floor W/C. Plumbed for washing machine. Space for fridge freezer. Hardwood door to rear with leaded and stained glass port light. Door to integral garage.

GROUND FLOOR W/C

Low flush W/C and wall mounted wash hand basin.

INTEGRAL GARAGE

20'4 x 9'7 (6.20m x 2.92m)

Up and over door. Power and light. Oil-fired boiler. PVC double glazed window to gable side.

FIRST FLOOR LANDING

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

BEDROOM 1

11'9 x 11'7 (3.58m x 3.53m)

Views over Antrim and Lough Neagh. Single radiator.

BEDROOM 2

11'8 x 9'11 (3.56m x 3.02m)

(max) plus built-in wardrobe. Single radiator.

BEDROOM 3

12'1 x 7'11 (3.68m x 2.41m)

plus built-in wardrobe. Single radiator.

BATHROOM

8'11 x 6'1 (2.72m x 1.85m)

White suite comprising panelled bath, pedestal wash hand basin and low flush W/C. Fully tiled shower cubicle with "Mira Vie" electric shower unit and pivot and slide door. Fully tiled walls with decorative insets. Single radiator.

OUTSIDE

Tarmac drive to front with off street parking for up to 8 cars. Garden to sides and rear in neat lawn and paved pathway. Gravel parking area. PVC oil tank. Mature conifers to side and rear. Mature trees and beech hedging.


IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

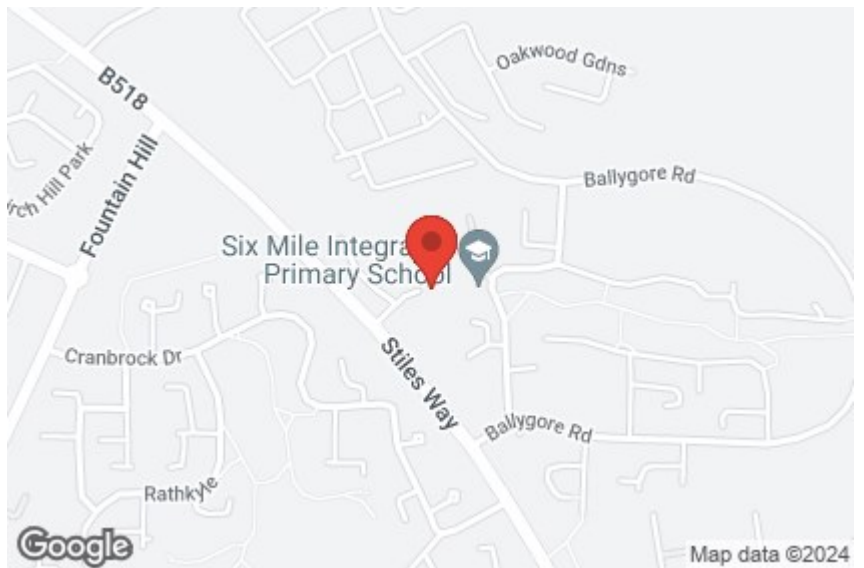
Please note, none of the services or appliances have been tested at this property.





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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	50	60
Northern Ireland	EU Directive 2002/91/EC 	



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