

## 4 Greenvale Manor Mews, Antrim, BT41 1SS



### PRICE Offers Over £169,950

This is an excellent opportunity for the first time buyer and young family alike to purchase a well proportioned three bedroom semi-detached house occupying a generous site in the sought after Greenvale development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to a good standard throughout and benefiting from a ground floor W/C, open fire and three generous bedrooms (Master with Ensuite) this property is likely to appeal to a wide range of discerning purchasers. Early viewing strongly recommended.

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## FEATURES

- Private drive leading too:
- Large welcoming entrance with wood laminate flooring
- Living room 17'0" x 17'0" with open fire and feature wooden surround / Wood laminate floor / Bay window
- Kitchen with informal dining area / Double glazed 'French' patio doors to rear
- Full range of Oak high and low level units / Integrated oven and hob
- Separate utility with matching worktops and space for a washing machine and tumble dryer
- First floor landing
- Three well proportioned bedrooms / Master with integrated storage and large ensuite
- PVC double glazed windows / Oil-fired central heating
- Enclosed garden to rear in neat lawn / Excellent sun orientation

## ACCOMMODATION

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Tarmac drive with mature hedging borders to paved pathway with mixed stone borders. Leading to front door. Neat lawn. 6 Ft timber fencing and pedestrian gate to rear. Twin outside lights.

### ENTRANCE HALL

Double glazed front door with side lights to welcoming entrance with wood laminate flooring. Stair case to first floor with moulded hand rail with turned balustrading. Double radiator. Glass panel. Double doors to:

### LIVING ROOM

**17'0" x 17'0" (5.194 x 5.194)**

(at max) Feature fireplace with tiled hearth, ornate wooden surround and cast iron inset. Bay window. Wood laminate flooring. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Single radiator.

## KITCHEN INTO INFORMAL DINING

17'11" x 9'9" (5.468 x 2.978)

Full range of high and low level solid oak "Shaker" style kitchen units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap and complimentary splash back tiling. Integrated appliance to include a four ring halogen hob with concealed over head extractor fan and complimentary splash back tiling and a low level combination oven and grill. Fully tiled floor. Double radiator. Double glazed French doors with side lights to rear.

## UTILITY ROOM

4'10" x 4'1" (1.477 x 1.270)

Matching work tops. Space for washing machine and tumble dryer.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelved storage. Down lights.

## MASTER BEDROOM

14'1" x 11'8" (4.301 x 3.578)

Large integrated storage cupboard with double doors, shelving and hanging rail.

## ENSUITE

11'9" x 5'10" (3.595 x 1.797)

(at max) Large ensuite with modern white sanitary ware to include a pedestal wash hand basin with chrome mixer tap and tiled splash back. Wall to wall enclosed shower unit with "Mira Events" shower, fully tiled walls and partially glazed folding door. Low flush push button WC. Gable window and single radiator.

## BEDROOM 2

11'9" x 9'10" (3.605 x 3.007)

(at max) Single radiator.

## BEDROOM 3

9'8" x 7'9" (2.966 x 2.367)

Single radiator.

## FAMILY BATHROOM

Four piece suite comprising double ended panel bath with Victorian style chrome mixer taps, shower attachment and contrasting splash back tiling. Pedestal wash hand basin with Victorian style chrome taps and tiled splash back. Low flush WC. Enclosed shower unit with "Mira Sport" shower, fully tiled walls and partially glazed folding door. Dual aspect corner windows. Single radiator.

## REAR GARDEN

Fully enclosed rear garden with excellent sun orientation. Neat lawn. Mixed stone bedding. Paved patio area. Outside tap and light.

## 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>	<b>62</b>	<b>64</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	



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