

1 Greenview, Parkgate, BT39 0JP



- Impressive Detached Family Home
- 4 Bedrooms/ 3+ Receptions
- Highly Popular Village Location
- Unspoilt Open Aspect Over Countryside
- Private Corner Site/ Detached Garage
- Farmhouse Style Fitted kitchen
- Master Bedroom With En Suite And Dressing Room
- Modern Family Bathroom
- Private Mature Enclosed Gardens
- PVC Double Glazed Windows/ Oil Fired Heating

PRICE Offers Around £285,000

Positioned on a prime corner site within the highly regarded Greenview development on the Connor Road in Parkgate Village. This impressive 4 bedroom detached family home boast 3 receptions, a farmhouse style kitchen and a master bedroom with en suite and walk in dressing room. Externally there are private enclosed gardens with a detached garage and the property enjoys far reaching views over the surrounding unspoilt countryside.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Twin storm entrance doors into:-

ENTRANCE PORCH

With quarry tiled floor. Glazed entrance door into:-

WELL PRESENTED ENTRANCE HALL

Exposed hardwood flooring extending into:-

LIVING/ DINING ROOM 16'6" x 12'7"

Into bay window. Attractive period style open fireplace with ornate tiled inset and raised slate hearth.

LOUNGE 19'6" x 13'6"

Accessed via twin French doors from hallway. Feature vaulted ceiling. Full height open fireplace with exposed brick inset and raised brick hearth. Dual window aspect. Quality oak effect laminate flooring.



FARMHOUSE STYLE KITCHEN 16'3" x 14'4"

Equipped with a comprehensive range of high and low level units in ivory finish with contrasting granite worksurfaces. Space for freestanding range style cooker. Jaw box sink with swan neck tap. Dresser unit with twin glass display cabinets. Feature exposed brick accent wall and exposed beamed ceiling. Slate flooring.



FAMILY ROOM 14'6" x 8'6"

Quality laminate flooring. Feature exposed brick accent wall. Sliding double glazed patio doors to garden and patio area.

UTILITY ROOM 12'6" x 6'3"

Fitted with a range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

FURNISHED CLOAKROOM

Comprising low flush w.c. and pedestal wash hand basin.

REAR HALL

To garden and patio.

FIRST FLOOR

BEDROOM 1 14'6" x 13'3"

Feature exposed floorboards.

MODERN EN SUITE

Comprising button flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Tiled floor. Fully tiled walls.

Open through to:-

WALK IN DRESSING ROOM 8'1" x 6'6"

Tiled floor.



BEDROOM 2 11'6" x 10'0"

Laminate flooring. Built in double wardrobe.

BEDROOM 3 11'6" x 10'0"

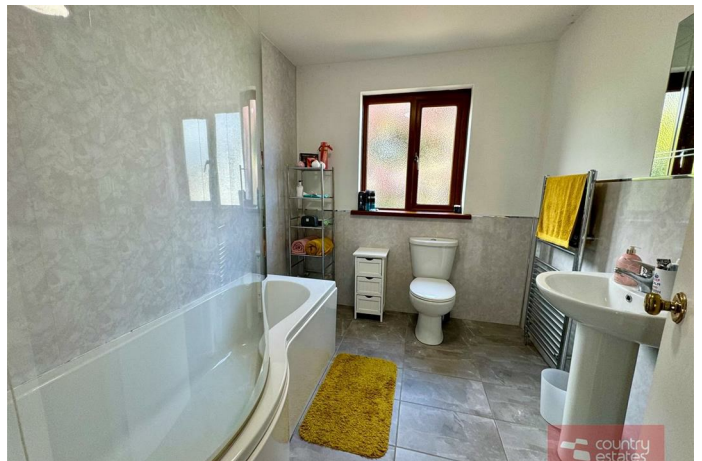
Laminate flooring. Built in double wardrobe.

BEDROOM 4 8'6" x 7'7"

Presently used as home office.

MODERN FAMILY BATHROOM

Comprising P shaped bath with fixed shower screen, pedestal wash hand basin and button flush w.c. Tiled floor. Marble effect PVC part panelled walls.



OUTSIDE

Neat well maintained garden to front and side in lawn stocked with a variety of mature trees and shrubs. Brick paved driveway to side suitable for a number of vehicles to Detached Garage. Private enclosed hard landscaped garden to rear. Fully paved and screened by mature trees. Perfect for family barbeques or evening entertaining.



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>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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