

2 Parklands, Antrim, BT41 4NH



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£289,950**

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Welcome to this deceptively spacious detached home in the sought-after Parklands area of Antrim! This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, including a master bedroom with an ensuite dressing room and shower room, there is plenty of space for everyone in the family.

The ground floor bedroom, currently used as a living room, offers flexibility in how you choose to utilise the space to suit your needs. The open plan kitchen with informal dining is ideal for creating delicious meals while still being part of the conversation. Additionally, the utility room and separate ground floor W/C provide convenience and practicality for everyday living.

Parking will never be an issue with space for three vehicles, and the detached garage offers even more storage options. A cleverly reconfigured interior to enhance the master bedroom also makes this a true retreat within the home.

Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort this house has to offer in person.

FEATURES

- Entrance hall with solid floor and staircase to first floor
- Bedroom 4 / Living Room 17' 9" x 10' 9" with antique oak wood floor
- Lounge with bay window and feature fireplace / Solid wood floor
- Kitchen with informal dining area / Oak effect PVC double glazed French doors to rear
- Full range of light oak high and low level units with polished granite worksurfaces / Integrated dishwasher
- Utility room with light oak effect high and low level units / Separate ground floor W/C
- Four well proportioned bedrooms (One to the ground floor) / Master with ensuite and dressing room
- Bathroom with modern white suite to include panel bath with shower over and separate off-set quadrant shower cubicle / Chrome heated towel rail
- Oak effect PVC double glazed windows / Dual zoned central heating with independently zoned hot water system / Security alarm system / PVC fascia and soffits / Seamless aluminium gutters
- Tarmac drive with side-by-side parking / Detached garage / Mains piped gas supply to front of house / Landscaped gardens to front and rear

ACCOMMODATION

OPEN ENTRANCE PORCH

Black PVC woodgrain effect entrance door with double glazed portlight and sidelights to:-

ENTRANCE HALL

Solid wood floor. Double radiator. Partially open to understairs with meter cupboard. Staircase to first floor with moulded hand rail and turned balustrading.

LOUNGE 16'6" x 14'1" (5.03 x 4.29)

(into bay) Open fire with ornate decorative wooden surround with cast iron and feature tiled inset. Tiled hearth. Antique oak wooden floor. Double radiator.



BEDROOM 4 / LIVING ROOM 17'9" x 10'9" (5.41 x 3.28)

Antique oak wooden floor. Double radiator.



KITCHEN WITH INFORMAL DINING AREA 24'4" x 11'8" (7.42 x 3.56)

Full range of light oak high and low level units with polished granite work surfaces and matching upstands and cills. Double ceramic sink unit and antique style mixer taps. Fluted granite drainer. Space for 900mm range style gas cooker with feature curved glass and stainless steel overhead extractor fan. Raised polished granite breakfast bar. Low voltage down lights. Large light oak dresser unit with larder and drawer sets below. Integrated dish washer and space for fridge / freezer. Fully tiled floor. Double radiator. Oak effect PVC double glazed French doors to rear.





UTILITY 10'6" x 8'2" (3.20 x 2.49)

(into include W/C) Modern range of light oak effect high and low level units with broom cupboard and contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surface. Double radiator. PVC double glazed door to rear. Fully tiled floor through to;

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and trough style feature wash hand basin in vanity unit with "monobloc" mixer taps and storage below. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.

FIRST FLOOR LANDING

Access to partially floored loft with light. Hot press with pressurised water tank. Shelving above.



BEDROOM 1 14'0" x 10'6" (4.27 x 3.20)

Telephone point. Wall mounted television point. Double radiator. Open to:-

ENSUITE AND DRESSING ROOM

DRESSING ROOM 7'2" x 6'7" (2.18 x 2.01)

Two walls of built-in open fronted wardrobes with pull-out trouser rails and large shoe baskets. Overhead storage.

ENSUITE 10'5" x 5'0" (3.18 x 1.52)

Modern white suite comprising large fully tiled shower cubicle with 'Mira Vie' electric shower unit and additional thermostatic shower unit. Glazed screen. Low flush W/C and moulded wash hand basin with mono-bloc tap and storage below. Fully tiled floor. Low voltage down lights. Extractor fan. Double radiator.



BEDROOM 2 17'6" x 10'10" (5.33m x 3.30m)

plus built-in eaves storage with sliding part mirrored doors. Wood laminate floor. High level TV point. Access to eaves storage. Two gable end windows. Two double radiators.



BEDROOM 3 10'8" x 10'4" (3.25m x 3.15m)

(max) Overstair storage. Wall mounted TV point. Single radiator.



BATHROOM 10'2" x 7'5" (3.10 x 2.26)

(max) Modern white suite comprising panelled bath with feature mixer taps and handheld shower attachment. Push button low flush W/C and moulded wash hand basin in mid grey coloured vanity unit with feature mixer taps and storage below. PVC off-set quadrant shower cubicle with feature thermostatic shower comprising fixed drench head and hand held shower unit. Sliding cubicle doors. Fully tiled walls to bath area. Fully tiled floor. Low voltage down lights. Extractor fan. Polished chrome heated towel rail.



OUTSIDE

Gardens to front in neat well maintained lawns with railway sleeper display area finished in large pebbling. Range of shrubs and trees. Raised timber decked patio area. Paved pathway to front and back. Tarmac drive with off street side by side parking for 2 plus cars. Access to;

DETACHED GARAGE 18'4" x 11'0" (5.59 x 3.35)

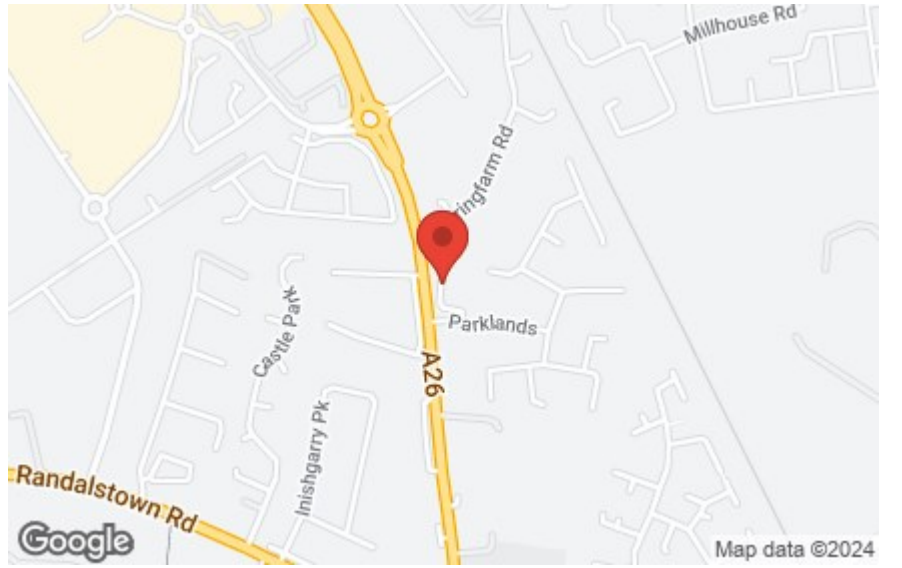
Up and over door. Power and light. Stable style service door to side. Fully enclosed garden to rear in neat lawn, paved pathway and patio. Planted raised vegetable and flower beds with pink pebbled edging. Timber pergola. Outside taps with hot and cold water supply. Light. PVC tank. Prefabricated galvanised boiler house to oil-fired condensing boiler. Timber pedestrian gate to drive and side. 6ft timber fencing and pink stone edging.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(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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