

## 6 Greenvale Manor, Antrim, County Antrim, BT41 1SB



### PRICE Offers Over £174,950

We are delighted to offer for sale this well presented three bedroom semi-detached house with detached garage occupying an excellent position close to the entrance of this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities to include Antrim Forum, the stunning Antrim Castle Gardens, the Antrim Area Hospital, Belfast International Airport and the M2 motorway for an easy commute to Belfast and the North West. Finished to a high standard both inside and out, the property benefits from mid grey coloured kitchen units with integrated oven, hob, dishwasher and washing machine while the bathroom suite to the first floor comprises a panel bath and separate shower cubicle.

Outside, the property is situated on a generous site adjacent to a well maintained green and is accessed via a tarmac driveway with parking for two plus cars and access to a detached garage. With private, fully enclosed and mostly paved yard to the rear, this property is ideally suited to the first time buyer or those with a young family.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 14'8 x 11'10 with contemporary style log effect wall mounted electric fire
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of mid grey high and low level units / Integrated oven, hob, washing machine and dishwasher
- First floor landing
- Three well proportioned bedrooms / Master with panel effect feature wall and wall light points
- Bathroom with white Victorian style suite to include panel bath and corner shower cubicle
- PVC double glazed windows / Oil-fired central heating / Benefits from high speed internet
- Tarmac drive with off-street parking for two cars / Detached garage 18'3 x 10'7 / Enclosed low maintenance garden to rear
- Excellent opportunity for first time buyers and and young families alike

## ACCOMMODATION

New composite entrance door with triple glazed portlight to:

### ENTRANCE HALL

Stair case to first floor with painted moulded hand rail and turned balustrade. Small under stair storage. Fully tiled floor. Single radiator.

### LIVING ROOM

**14'8 x 11'10 (4.47m x 3.61m)**

Contemporary style wall mounted log effect electric fire. Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**18'9 x 12'7 (5.72m x 3.84m)**

Full range of mid grey high and low level units with polished chrome handles and complimentary work surfaces. One and a quarter bowl single drainer sink unit with feature mixer taps. Integrated four ring induction hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Plumbed for American style fridge freezer. Integrated washing machine and dishwasher. Low voltage downlights. Part tiled walls. Fully tiled floor. PVC double glazed French doors to rear. Double radiator.



## FIRST FLOOR LANDING

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

## BEDROOM 1

12'7 x 10' (3.84m x 3.05m)

Panel effect feature wall with twin wall light points. Single radiator.

## BEDROOM 2

11'7 x 10'6 (3.53m x 3.20m)

Single radiator.

## BEDROOM 3

8'6 x 7'11 (2.59m x 2.41m)

Over stair storage. Wood laminate floor. Single radiator.

## BATHROOM

White Victorian style suite comprising panelled bath with antique style mixer taps and telephone hand shower. Low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with "Mira Vie" electric shower unit and sliding cubicle doors. Extractor fan. Double radiator.

## OUTSIDE

Garden to front in neat lawn. Paved pathway. Tarmac drive to side with off-street parking for two cars.

## DETACHED GARAGE

Oil-fired boiler. Up and over door. Power and light.

Fully enclosed concrete yard to rear with paved patio. 6Ft. timber fencing. PVC tank. Outside tap. Rockery with crushed slate and rope effect stepping stones to dog enclosure.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

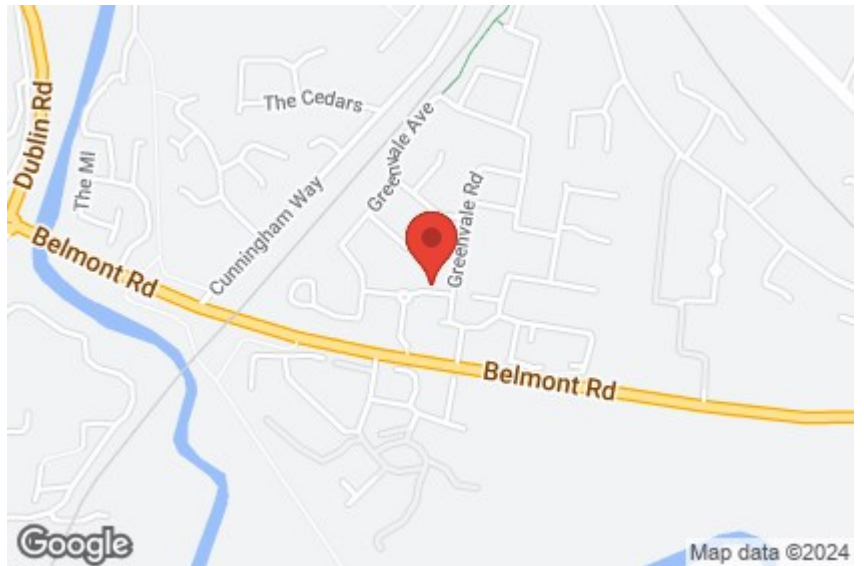
Please note, none of the services or appliances have been tested at this property.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	71
(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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