

11 Killeen Manor, Antrim, County Antrim, BT41 1RP



PRICE Offers Over £204,950

This is a superb opportunity to purchase an almost new, three bedroom semi-detached house occupying an excellent position within this recently constructed development just off the highly sought after Belfast Road. Benefiting from off-street parking for two cars plus a fully enclosed and private rear garden this property is ideally suited to those who want to be within walking distance of Antrim town centre and all local amenities and transport facilities. Finished to an exceptionally high standard both inside and out, this well appointed home boasts generous accommodation with spacious living room complete with feature fireplace and cast iron multi solid fuel stove, well appointed kitchen with centre island incorporating a breakfast bar and full range of integrated appliances, generous sunroom with polished porcelain fully tiled floor, utility room, ground floor W/C and three well proportioned bedrooms (master with large ensuite shower room) plus beautifully appointed luxury bathroom suite.

Outside, the fully enclosed garden to the rear benefits from neat lawn and tegula brick patio for relaxing afternoons in the sun amidst the backdrop of mature trees.

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

Early viewing strongly recommended.

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FEATURES

- Entrance hall with polished porcelain fully tiled floor / Staircase to first floor with partially exposed treads and bullet lights
- Living room 13'9 x 13'9 with feature fireplace and multi solid fuel stove
- Kitchen with informal dining area / Full range of high and low level units in dark oak and contrasting off-white / Centre island with breakfast bar
- Integrated oven, hob, fridge, freezer and dishwasher
- Utility and ground floor W/C
- Sunroom 10'6 x 10'5 with polished porcelain fully tiled floor / PVC double glazed windows and French doors
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include double ended bath and separate shower cubicle
- Tarmac drive to front with side by side parking for two cars / Enclosed garden to rear in neat lawn and tegula brick patio / PVC double glazed windows / Composite doors to front and rear / Oil-fired central heating

ACCOMMODATION

Composite entrance door with double glazed inset and side lights to:

ENTRANCE HALL

Polished porcelain fully tiled floor. Stair case to first floor with moulded hand rail and painted straight balustrade. Partially exposed treads with inset bullet lights. Double radiator. Small under stair storage.

LIVING ROOM

13'9 x 13'9 (4.19m x 4.19m)

Feature hole-in-the-wall fireplace with slate inner sides and back, polished granite surround and hearth and cast iron multi solid fuel stove. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

14'7 x 13'4 (4.45m x 4.06m)

Full range of dark oak effect high level units with short chrome handles and complimentary work surfaces. Contrasting off white low level units. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Large center island with dark oak effect low level units and breakfast bar. Integrated four ring halogen hob with stainless steel and glass over head extractor. Integrated fridge, freezer and dish washer. Mid level combination oven, grill and microwave. Low voltage down lights. Polished porcelain fully tiled floor through open square archway to:

SUNROOM

10'6 x 10'5 (3.20m x 3.18m)

Polished porcelain fully tiled floor. PVC double glazed French doors to rear. Low voltage down lights. High level TV point. Double radiator.

UTILITY

8'9 x 5'10 (2.67m x 1.78m)

Full range of off white wood grain effect high and low level units with contrasting dark "butcher's block" style work surface. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Polished porcelain fully tiled floor. Extractor fan. Single radiator. Composite double glazed door to rear.

GROUND FLOOR W/C

5'9 x 4'2 (1.75m x 1.27m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Polished porcelain fully tiled floor. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Access to partially floored loft via wooden fold out ladder. Hot press with pressurized water tank and shelving.

BEDROOM 1

11'8 x 11'2 (3.56m x 3.40m)

Part panelled walls. Wall mounted TV point. Distressed wood effect wood laminate floor. Single radiator.

ENSUITE

9'10 x 3'3 (3.00m x 0.99m)

Modern white suite comprising moulded wash hand basin with "monobloc" mixer taps and storage below. Floor to ceiling tiled splash back with inset mirror. Push button low flush W/C. Fully tiled low threshold shower cubicle with thermostatic shower unit comprising fixed head and handheld shower attachment. Fully tiled floor. Single radiator.

BEDROOM 2

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

Single radiator.

BEDROOM 3

8'11 x 8'10 (2.72m x 2.69m)

Wood laminate floor. Single radiator.

BATHROOM

9'2 x 7'11 (2.79m x 2.41m)

Modern white comprising double ended bath with off set taps and shower attachment. Push button low flush WC. Wall mounted moulded wash hand basin with "monobloc" mixer taps and drawer storage below. Fully tiled walk-in shower cubicle with mosaic pattern. Thermostatic shower unit with fixed head and hand held shower. Extractor fan. Polished chrome heated towel rail.

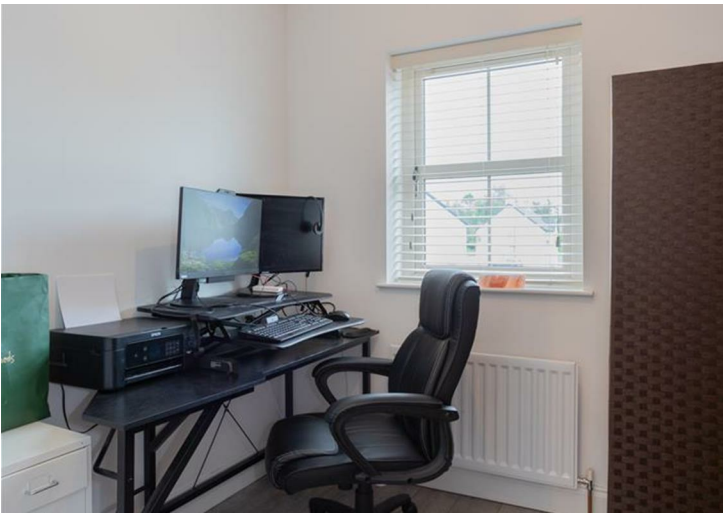
OUTSIDE

Tarmac drive to front with side by side parking for 2 cars. Small area of garden in neat lawn. Parkland style fencing. Timber pedestrian gates to; Fully enclosed garden to rear in neat lawn and tegula brick patio. Galvanized oil-fired boiler house. PVC tank. 6Ft. fence. Outside tap, light and power.

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 | 84 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (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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