

37 Carnbeg Meadows, Antrim, County Antrim, BT41 4RG



PRICE Offers Over £199,950

We are delighted to offer for sale 37 Carnbeg Meadows, Antrim - This charming detached house boasts 1 reception room, 3 bedrooms, and 1 bathroom. This property is the epitome of elegance, finished to a high standard that will surely captivate your heart.

Situated in a prime location, this house is conveniently close to local amenities and transport facilities, making daily life a breeze. The semi-detached garage provides ample space for your vehicle or storage needs, adding to the convenience of this lovely home.

Step inside to discover a recently renovated shower room and ensuite, exuding modernity and style. The generous utility room is a practical addition, offering functionality and ease in your daily routines.

Whether you're looking for a cozy family home or a peaceful retreat, 37 Carnbeg Meadows has it all. Don't miss the opportunity to make this delightful property your own and experience the joy of living in such a well-appointed space.

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



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 17'5" x 10'9" with feature fireplace, dual aspect windows and patio door to rear garden
- Kitchen with informal dining area / Full range of high and low level "Contemporary" style units
- Integrated appliance to include appliances to include Oven / Hob / Dishwasher and Fridge Freezer
- Generous utility with matching units and worktops / Space for a washing machine and tumble dryer
- Three well proportioned bedrooms / Master with recently renovated ensuite
- Recently installed family shower room with with enclosed Power shower unit
- PVC double glazed windows and external doors / Gas-fired central heating
- Tarmac drive with off-street parking for two cars / Access to Semi-Detached Garage / Fully enclosed garden to rear in neat lawn and paved patio
- Exceptional opportunity for first time buyers and families alike

ACCOMMODATION

Tarmac drive to side with space for two cars and access to garage. Paved pathway to front door. Outside light.

ENTRANCE HALL

Double glazed composite front door to spacious entrance hall with fully ceramic tiled floor. Under stair storage. Alarm system. Staircase to first floor with moulded hand rail. Double radiator. Glass panel double doors to:

LIVING ROOM

17'5" x 10'9" (5.327 x 3.284)

Feature electric fireplace with polished granite hearth and surround. Dual aspect windows. Double glazed sliding patio door with side light to rear. Fully ceramic tiled floor. Two double radiators.

GROUND FLOOR WC

Recently installed modern white suite comprising a wash hand basin with "monobloc" chrome mixer tap, tiled splash back and storage below. Low flush push button WC. Fully tiled floor. Extractor fan. Gable window. "Anthracite" radiator.

KITCHEN INTO INFORMAL DINING

11'9" x 11'10" (3.604 x 3.613)

Fully fitted range of cream 'contemporary' style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with pyramid style stainless steel over head extractor fan and low level combination oven and grill, a dishwasher and fridge freezer. Over counter lighting. Fully tiled floor. Low voltage down lights. Double radiator. "French" PVC double glazed doors to rear.

UTILITY

10'8" x 5'1" (3.269 x 1.570)

Range of matching low level kitchen units with matching work tops and complimentary splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Dual aspect windows. Extractor fan. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING

Access to loft. Walk in storage with "Worcester" gas combi boiler. Gable window.

MASTER BEDROOM

12'7" x 12'3" (3.85 x 3.734)

(at max) Double glazed PVC "French" doors with black iron railings on the exterior. "Herringbone" wood laminate flooring. Low voltage down lights. Double radiator.

ENSUITE

Modern white suite comprising a wall to wall enclosed shower with marble effect PVC panelling, partially glazed folding door and a "Drench" shower head with secondary attachment. Wash hand basin with black "monobloc" mixer tap, tiled splash back and storage below. Low flush push button WC. Fully tiled "Herringbone" flooring with tiled skirting. Low voltage down lights. Extractor fan. "Anthracite" towel rail.

BEDROOM 2

13'6" x 9'3" (4.128 x 2.824)

Wood laminate flooring. Double radiator.

BEDROOM 3

9'2" x 9'2" (2.802 x 2.800)

Wood laminate flooring. Dual aspect windows. Double radiator.

SHOWER ROOM

7'0" x 6'7" (2.150 x 2.007)

Luxury three piece suite comprising a large enclosed shower with PVC wall panelling, partially glazed door and "Drench" power shower with secondary attachment. Large wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush push button WC. "Herringbone" fully tiled floor with tiled skirting. Low voltage down lights. Extractor fan. "Anthracite" towel radiator.

GARAGE

19'10" x 9'9" (6.058 x 2.997)

Manual roller door. Full electrics.

REAR GARDEN

Fully enclosed rear garden with good sun orientation. 6 Ft timber fencing with pedestrian gates to front. Neat lawns. Large paved patio area. Outside tap and outside lights.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

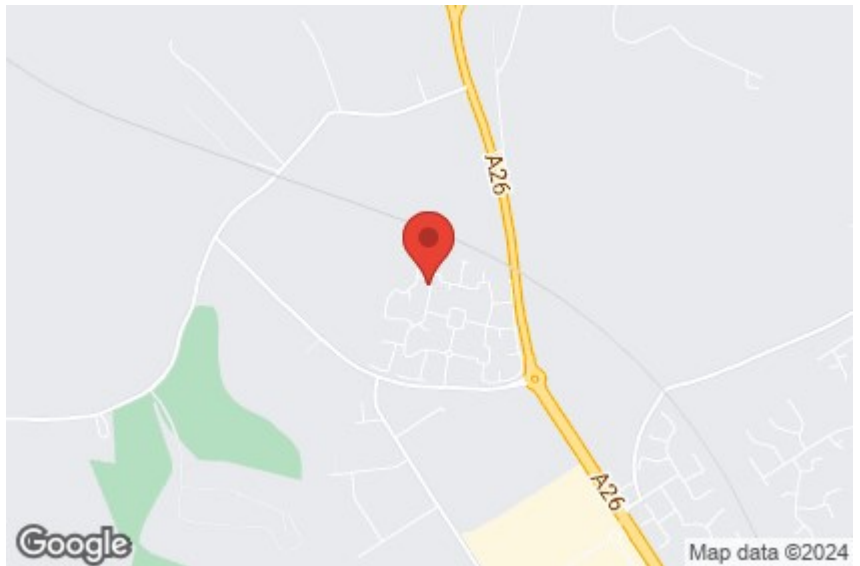
Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 65 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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