

2 Oakwood, Antrim, BT41 2FE



PRICE Offers Over £269,950

This is a superb opportunity for those wishing to purchase a beautifully presented four bed detached house in this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to an exceptionally high standard throughout, this stunning property extends to circa 1,463sq.ft. and occupies a generous site with superb sun orientation. With generous entrance hall opening to a substantial lounge complete with dual aspect windows and Inglenook style fireplace and wood burning stove, this property also boasts a large open plan kitchen with informal dining area and adjoining living space ensuring that the "hub of the house" is large enough to accommodate even the biggest gathering. In addition to the spacious kitchen with 'Shaker' style light grey units and full range of integrated appliances the property also benefits from a utility room together with a large ensuite to the master bedroom making this the ideal family home. The luxury bathroom can more than adequately cater for anything the modern family want to throw at them. With four bedrooms and a spacious, fully enclosed low maintenance rear garden, this property is ideal for those with growing families or simply looking for exceptional space.

Early viewing strongly recommended.

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Antrim
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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C with modern white suite
- Lounge 20'8" x 11'9" with dual aspect windows and "Inglenook" style fireplace and wood burning stove
- Open plan kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of grey coloured "Shaker" style high and low level units / Integrated gas hob, electric oven, fridge, freezer and dishwasher
- Open to informal Living area 12'5" x 10'5"
- Utility room with matching light grey "Shaker" style high and low level units / Plumbed for washing machine and space for dryer
- Four well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with double ended bath and separate shower cubicle
- Gas fired central heating / PVC double glazed windows / Security alarm
- Tarmac drive with parking for two cars / Fully enclosed garden to rear with excellent sun orientation

ACCOMMODATION

OUTSIDE FRONT

Neat lawn with well stocked flower bordering. Newly laid pathway onto brick Pavia to front door. Tarmac drive to side with space for 2 cars. Timber pedestrian gate to rear. Mixed stone bordering to house. Outside light.

ENTRANCE HALL

Composite front door to welcoming entrance. Stair case to first floor with moulded hand rail and turned balustrading. Fully tiled floor. Under stairs storage cupboard. Port window. Single radiator.

GROUND FLOOR WC

Wall mounted wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Port window. Single radiator.

LIVING ROOM

20'8" x 11'9" (6.324 x 3.591)

Dual aspect picture windows. Feature 'Inglenook' style fireplace with multi fuel stove, tiled granite hearth and solid oak mantle. One double radiator.

KITCHEN INTO INFORMAL DINING

15'8" x 12'10" (4.800 x 3.936)

Fully fitted range of light grey "Shaker" style kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with stainless steel and glass over head extractor fan. Low level combination oven and grill, fridge freezer and dish washer. Matching kitchen island with additional storage and breakfast bar style seating. Over counter lighting. Low voltage down lights. Fully tiled floor. PVC double glazed "French" double doors to the rear. Double radiator. Open plan to:

SNUG/LIVING/DINING

12'5" x 10'5" (3.797 x 3.186)

Fully tiled floor. Picture window.

UTILITY ROOM

7'10" x 5'9" (2.404 x 1.757)

Matching low level kitchen units with complimentary work tops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Combi gas boiler. Fully tiled floor. Double radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Storage cupboard with pressurized water tank and shelved storage. Single radiator.

MASTER BEDROOM

14'2" x 11'8" (4.327 x 3.575)

(at max) TV aerial point. Single radiator.

ENSUITE

7'5" x 6'2" (2.286 x 1.903)

Modern white suite comprising an enclosed quadrant shower unit with "Drench" shower head, secondary attachment. Fully tiled walls and glazed door. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Extractor fan. Low voltage down lights. Fully tiled floor. Chrome towel radiator.

BEDROOM 2

12'4" x 8'11" (3.771 x 2.735)

Single radiator.

BEDROOM 3

11'4" x 10'5" (3.474 x 3.19)

Views over surrounding Countryside. Single radiator.

BEDROOM 4

8'11" x 9'2" (2.736 x 2.816)

(at max) Single radiator.

BATHROOM

9'11" x 7'6" (3.042 x 2.306)

(at max) Luxury four piece family bathroom comprising a double ended panel bath with chrome mixer tap with tiled splash back. Wall to wall enclosed shower unit with "Drench" shower head, secondary attachment, fully tiled walls and glazed sliding doors. Wall mounted wash hand basin with chrome "monobloc" mixer tap and tiled splash back. Low voltage down lights. Extractor fan. Fully tiled floor. Chrome towel radiator.

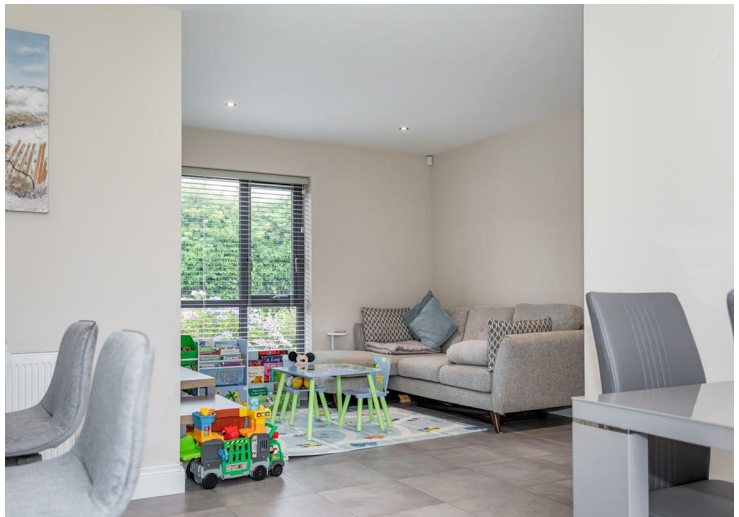
OUTSIDE

Fully enclosed rear garden excellent sun orientation. Neat lawn. Recently laid large patio area with brick bordering. 6 Ft timber fencing. Outside tap and light.

Direct to the home the fibre broadband from Open Reach. PVC 'Anthracite' double glazed windows. 'Anthracite' Composite front door and PVC rear. PVC soffits and fascia boards. Reinforced walls for TV mounts.


IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

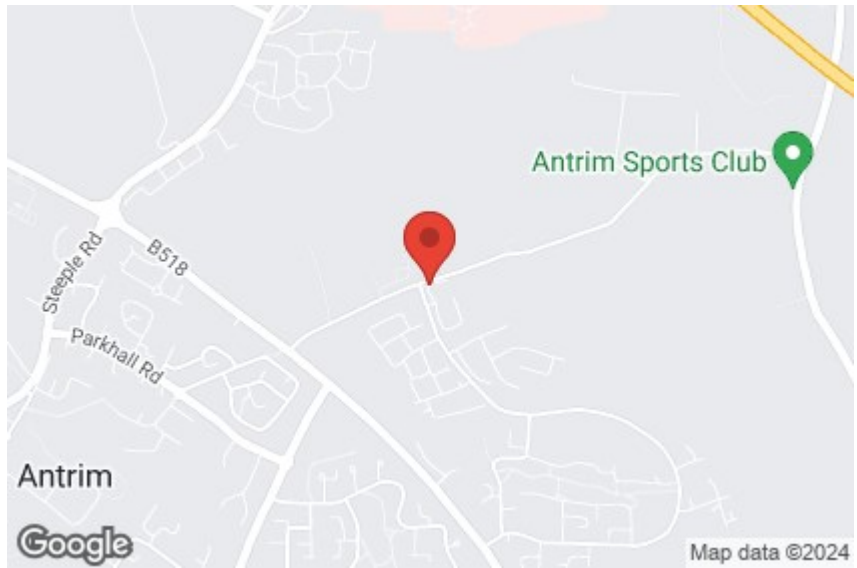
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(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 	



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