

## 64 Ashgreen, Antrim, County Antrim, BT41 1HL



### PRICE Offers Over £189,950

This is an exceptionally rare opportunity to purchase a well appointed three bedroom detached house with a stunning garden to the rear and occupying a mature site in this sought after residential location just off the Greystone Road, yet within easy access of local shops and transport facilities.

With spacious living area complete with a recently fitted contemporary style kitchen with a full range of integrated appliances to include with "Smeg" self cleaning oven and hob with designer overhead extractor.

The property also benefits from a converted garage to be used as utility plus storage.

The current owners have also upgraded the bathroom to include a panel bath with thermostatic shower over. Externally, the property also benefits from a beautifully maintained, fully enclosed and mostly paved rear garden with artificial grass lawn.

At an additional cost is the opportunity to purchase a timber built, fully insulated external building currently used as a bar/gaming.

Only on internal inspection can one being to appreciate this stunning home. Perfect for first time buyers, families and downsizers like.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

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



## FEATURES

- Entrance hall with Herringbone laminate flooring and designer vertical radiator
- Living room 13'9" x 12'3" with feature open fire and 'Herringbone' wood laminate floor through to;
- Fully fitted luxury contemporary style handleless kitchen units with Reisen worktops
- Integrated appliances to include hob with designer extractor and 'Smeg' self cleaning double oven / Fridge Freezer / Microwave and Dishwasher
- Converted garage plumbed for washing machine and tumble dryer
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Master with built-in wardrobes
- Newly fitted bathroom suite to include panel bath with Thermostatic shower over
- PVC double glazed windows and rear door / Recently installed Gas-fired central heating / PVC fascia and soffits
- Tarmac off-street parking for up to three cars / Well maintained and recently upgraded rear garden

## ACCOMMODATION

Tarmac drive to the side with space for up to four cars. PVC double glazed front door with sidelights too:

### ENTRANCE HALL

Staircase to first floor with moulded handrail. Wood panelled walls. 'Herringbone' wood laminate flooring. Designer vertical radiator.

### LIVING ROOM

13'9" x 12'3" (4.196 x 3.740)

Integrated storage with TV inset. Feature fireplace with cast iron inset, ornate cast iron surround and polished granite hearth. 'Herringbone' wood laminate flooring. Double radiator.

### KITCHEN / INFORMAL DINING

18'5" x 11'6" (5.618 x 3.507)

Fully fitted range of contemporary style handle less high and low level kitchen units with Reisen worktops and splashback stand. Single drainer 'Anthracite' with black mixer tap and hose attachment. Integrated appliances to include a four ring halogen hob with 'Ciarra' island smart extractor hood, a 'Smeg' self cleaning double oven and grill, Fridge freezer, microwave and dishwasher. Low voltage downlights. Fully tiled floor to kitchen and 'Herringbone' laminate flooring to informal dining. Wood panelled walls to dining area. Designer vertical radiator. PVC double glazed door and 'French' patio doors to the rear.

## FIRST FLOOR LANDING

Access to partially floored loft with lighting and pull down ladder. Wood panelling to walls. Storage cupboard with additional shelving and 'Worcester' combi gas boiler.

## BEDROOM 1

11'9" x 10'5" (3.585 x 3.183)

Integrated storage with shelving and clothing rails. Double radiator.

## BEDROOM 2

10'5" x 9'5" (3.190 x 2.889)

Double radiator.

## BEDROOM 3

8'10" x 7'9" (2.695 x 2.363)

Vertical radiator. Over stairs storage. Dual aspect windows.

## BATHROOM

7'7" x 5'1" (2.327 x 1.557)

Newly fitted three piece bathroom comprising a panel bath with Anthracite mixer tap with shower attachment and 'Mira Sport' thermostatic shower over with partially glazed folding screen and tiled splashback. Half mounted wash hand basin with 'Anthracite' mixer tap and storage below. Low flush push button WC. Extractor fan. Low voltage downlights. Fully tiled walls and floors. 'Anthracite' towel radiator.

## GARAGE

16'8" x 7'4" (5.085 x 2.238)

Converted garage with utility plumbed for washing machine and tumble dryer. Also a low flush Push button WC and wash hand basin with chrome mixer tap and storage below.

## OUTSIDE

Mostly paved and fully enclosed rear garden with artificial neat lawn, 6Ft privacy timber fencing and pedestrian gate to the front. Raised hedging divide. Outside tap and light.

## TIMBER OUT HOUSE

16'8" x 7'4" (5.085 x 2.238)

Timber built insulated bar with full electrics can be discussed as an additional purchase.

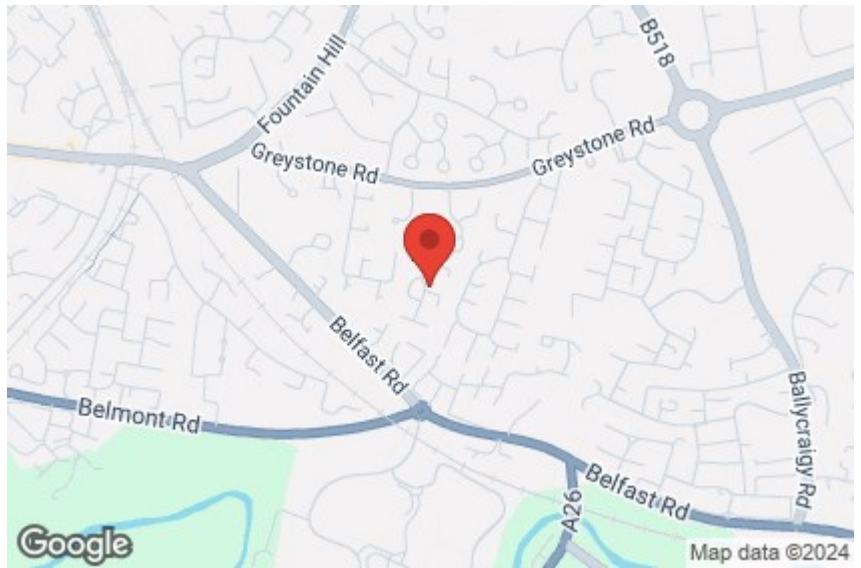
## IMPORTANT NOTE TO ALL PURCHASERS;

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>	<b>66</b>	<b>69</b>
(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	



**Mortgage IQ**

**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

**IQ**  
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

