

52 Greenview, Parkgate, BT39 0JP



- Semi Detached Chalet Villa
- 3 Bedrooms/ 1+ Reception
- Superb Open Plan Kitchen/ Living/ Dining Layout
- Deluxe En Suite Off Bedroom 1
- Modern Fitted Kitchen With Integrated Appliances
- Modern Family Bathroom
- Highly Regarded Established Development
- PVC Double Glazed Windows
- Oil Fired Central Heating/ Furnished Ground Floor Cloakroom
- Driveway To Side

PRICE Offers Over £195,000

Positioned within a highly regarded established development in Parkgate Village. This spacious 3 bedroom semi detached chalet enjoys a superb open plan living/ kitchen/ dining layout incorporating a modern fitted kitchen with a range of integrated appliances. On the first floor there is a modern family bathroom plus a recently installed deluxe en suite shower room. Externally there is a private enclosed garden with a driveway for off street parking An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

OPEN COVERED ENTRANCE PORCH

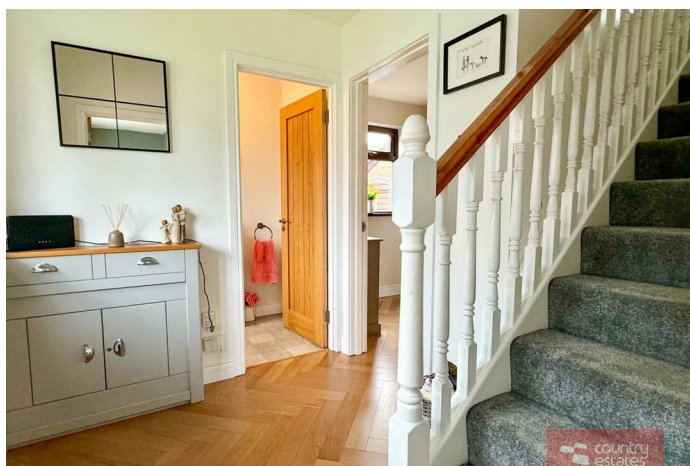
PVC mahogany effect double glazed front door with leaded glazed inset and matching side screen into:-

WELL PRESENTED ENTRANCE HALL

Quality Herringbone style engineered laminate flooring extending into kitchen/ dining.

FURNISHED CLOAKROOM

Comprising low flush w.c. and modern vanity unit with monobloc tap. Tiled floor.



LOUNGE 14'6" x 12'1"

Plus bay window. Inglenook style fireplace with cast iron multi fuel stove.

OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 19'6" x 24'3"

At max. Fitted with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Single drainer sink unit with mixer taps. Space for range style freestanding cooker with overhead extractor fan housed in stainless steel canopy. Integrated fridge/ freezer and dish washer. Part tiled walls in metro brick. Sliding double glazed patio doors to garden.



UTILITY STORE 5'8" x 3'7"

Plumbed for washing machine.

FIRST FLOOR

BEDROOM 1 14'7" x 9'9"

Bespoke range of fitted bedroom wardrobes. Laminate flooring.

DELUXE EN SUITE SHOWER ROOM

Comprising button flush w.c, modern vanity unit with monobloc tap and shower enclosure with electric shower unit. Tiled floor. Fully tiled walls.



BEDROOM 2 13'8" x 8'3"

Velux window. Laminate flooring.

BEDROOM 3 11'7" x 8'6"

Laminate flooring.



MODERN FAMILY BATHROOM


Comprising pedestal wash hand basin, button flush w.c, corner bath with fixed shower screen and telephone shower attachment and electric shower over. Tiled floor. Fully tiled walls.



OUTSIDE

Neat garden to front.
Driveway to side with ample parking.
Private enclosed garden to rear in lawn.
Screened by perimeter fence.
Large raised patio/ terrace area. Perfect for family barbeques.
Paved walkway.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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.