

4 Castlewater Gardens, Antrim, BT41 4FP



PRICE Offers Over £239,950

Welcome to Castlewater Gardens, Antrim - a charming location for this stunning three-bedroom detached house with a garage. As you step into the spacious entrance hall, you are greeted with access to a convenient ground floor W/C, perfect for guests. The living room boasts dual aspect windows allowing natural light to flood in, highlighting the feature "hole in the wall" fireplace with a free-standing multi-fuel stove, creating a cosy atmosphere.

The glazed French doors lead you to the kitchen with informal dining, where you'll find a full range of integrated appliances and a utility room for added convenience. The three well-proportioned bedrooms offer ample space, including the master bedroom with its own ensuite shower room for that touch of luxury.

Outside, the low maintenance gardens to the front and rear are perfect for enjoying the outdoors without the hassle of extensive upkeep. The generous paved patio area is ideal for al fresco dining or simply relaxing in the fresh air. With a tarmac drive and detached garage, parking will never be an issue. Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Castlewater Gardens.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 16'4 x 11'9 with feature "hole in the wall" fireplace and free-standing multi-fuel stove / Glazed French doors to;
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of light grey coloured wood effect "Shaker" style high and low level units / Integrated oven, gas hob, fridge, freezer and dishwasher
- Utility with matching light grey coloured high and low level units / Plumbed for washing machine / Concealed wall mounted gas boiler
- First floor landing / Access to loft via fold-out wooden ladder
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows and French doors / Gas fired central heating / Oak internal doors / Security alarm
- Tarmac drive with enclosed parking / Detached garage with electric roller shutter door / Enclosed low maintenance mostly paved garden to rear

ACCOMMODATION

Four panel PVC entrance door with double glazed side lights and half moon over to:

ENTRANCE HALL

Fully tiled floor. Staircase to first floor with oak moulded handrail and fluted balustrading. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner pedestal wash hand basin with tiled splash back and "monobloc" mixer tap.

LIVING ROOM

16'4 x 11'9 (4.98m x 3.58m)

Dual aspect windows. "Hole in the wall" feature fireplace with slate edging and free-standing glass fronted cast iron stove. Slate hearth. Grey wood effect laminate flooring. Double radiator. Oak mostly glazed French doors to:

KITCHEN INTO INFORMAL DINING

19'0 x 11'9 (5.79m x 3.58m)

(max) Full range of light grey coloured wood effect "Shaker" style high and low level units with feature polished chrome button style handles. White marble work surfaces with matching upstands and inlaid one and a quarter bowl stainless steel sink unit and mixer taps. Fluted drainer. Over window pelmet with low voltage downlights. Integrated four ring gas hob with stainless steel pyramid style overhead extractor. Low level combination oven and grill. Integrated fridge, freezer and dishwasher. Fully tiled floor. Double radiator. PVC double glazed French doors to rear. Mostly glazed oak door to:

UTILITY ROOM

6'9 x 5'10 (2.06m x 1.78m)

(max) Matching light grey wood grain effect "Shaker" style high and low level units with feature brushed chrome button handles. Contrasting work surfaces with single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Concealed wall mounted gas boiler. Fully tiled floor. Low voltage downlights. Single radiator.

FIRST FLOOR LANDING

Single radiator. Double doors to built-in storage with shelving. Access to loft via fold out wooden ladder.

BEDROOM 1

13'9 x 11'8 (4.19m x 3.56m)

Low voltage downlights. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer tap and feature floor to ceiling tiled splash back. Shaver point and power for wall light. Fully tiled shower cubicle with thermostatic unit and pivot and slide glazed door. Extractor fan. Low voltage downlights. Fully tiled floor and walls. Single radiator.

BEDROOM 2

10'10 x 10'10 (3.30m x 3.30m)

Single radiator.

BEDROOM 3

8'6 x 7'10 (2.59m x 2.39m)

Single radiator.

BATHROOM

9'9 x 7' (2.97m x 2.13m)

(max) Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Glazed screen. Push button low flush W/C and half pedestal wash hand basin with floor to ceiling splash back and "monobloc" mixer tap. Fully tiled floor. Low voltage down lights. Extractor fan. Single radiator.

OUTSIDE

Garden to front in neat lawn. Tarmac drive to side through double timber gates to off street parking for two plus cars. Access to:

DETACHED GARAGE

17'4 x 11'1 (5.28m x 3.38m)

Remote controlled electric roller shutter door. Power and light. PVC service door to side with double glazed port light.

Low maintenance fully paved garden to rear with circular feature patio area. Raised paved area. Tarmac pathway to side. Outside tap and light. Timber pedestrian gate to side. 6Ft. timber fencing. Double outside power socket.

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	81	81
(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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