

## 36 Greenvale Avenue, Antrim, BT41 1ST



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**This is an superb opportunity to purchase an exceptionally well presented five bedroom detached house finished to a superior standard both inside and out. In addition to three well proportioned reception rooms, this property boasts a host of extras too numerous to list. The sleek "Shaker" style kitchen units are complimented by the dining island finished in polished granite worktop. For those who enjoy entertaining, the range of integrated appliances will not disappoint, with oven, hob, dishwasher, fridge and freezer not to mention the microwave and TV recesses with feature lift up door fronts. Upstairs the generous well proportioned bedroom accommodation is boosted by the inclusion of an ensuite to the master bedroom and the addition of a fifth bedroom, toilet and study area in the superbly executed second floor conversion providing almost self contained guest accommodation with beautiful views over Antrim town to the Sperrin Mountains beyond. Outside the professionally landscaped gardens to the front and rear include extensive use of Tegula brick to the 3 car off street parking and large patio area to the rear. The private south facing back garden provides an oasis for those wishing to enjoy the beautifully groomed lawn and low maintenance and well stocked borders. In addition anyone wishing to work from home has the benefit of an already converted garage suitable for home office or treatment area with a convenient additional side door for easy access.**

**In short this beautifully appointed home is likely to satisfy the wish list of even the most discerning purchaser whether looking for extensive accommodation for the larger family or choosing to work from home.**

**Early viewing very strongly recommended.**

## **FEATURES**

- Spacious entrance hall with fully tiled floor and staircase to first floor gallery landing / Ground floor W/C
- Lounge with feature "Inglenook" style fireplace and inset free-standing multi-fuel stove / Solid light oak floor
- Dining room with box window and solid light oak floor / Living room with sun annex and PVC double glazed French doors to rear
- Kitchen with informal dining area / Full range of modern off white coloured "Shaker" style high and low level units
- Integrated oven, hob, dishwasher, fridge and freezer / Feature 6 seater island with polished granite worksurface and low level storage
- Four well proportioned first floor bedrooms / Master with ensuite
- Bathroom with luxury white suite to include fully tiled shower cubicle with power shower
- Second floor study landing with built-in storage and separate W/C / Bedroom 5 with stunning views over Antrim town to the Sperrins
- Converted attached garage suitable for home office or gym / Utility room with full range of built-in units
- PVC double glazed windows and French doors / Oil-fired central heating / Tegula brick driveway to front / Enclosed and landscaped gardens to rear

## ACCOMMODATION

Hardwood 4 panel entrance door with double height side and top lights to:-

### ENTRANCE HALL

Fully tiled floor. Double radiator. Staircase to first floor gallery landing with moulded hand rail and turned balustrading.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Extractor fan. Fully tiled floor. Single radiator.



### LOUNGE 16'7" x 11'11" (5.05 x 3.63)

"Inglenook" style fireplace with reclaimed brick back, pitch pine beam mantle and slate effect tiled hearth. Free-standing multi fuel stove. Solid light oak floor laid in herringbone pattern. Double radiator. Dual aspect windows.



### DINING ROOM 11'7" x 10'11" (3.53 x 3.33)

plus feature box window. Solid light oak floor laid in herringbone pattern. Double radiator.

### LIVING ROOM 16'6" x 10'9" (5.03 x 3.28)

Into sun annex. Solid light oak floor in herringbone pattern. Dual aspect windows. PVC double glazed French doors to rear. Double radiator.



### **KITCHEN WITH INFORMAL DINING 18'2" x 9'9" (5.54 x 2.97)**

Full range of off white "Shaker" style high and low level units with contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Over window pelmet with low voltage downlights. Integrated 4 ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Integrated dishwasher and fridge freezer. Feature lift up door units for concealed television and microwave (appliances not included). Feature six seater island with low level storage and polished granite work surfaces. Laminate floor. Double radiator. PVC double glazed door to rear.



## FIRST FLOOR LANDING

Gallery feature overlooking entrance hall. Double radiator. Hot press with insulated copper cylinder, immersion heater and shelving. Staircase to second floor with moulded hand rail.

## BEDROOM 1 13'4" x 10'0" (4.06 x 3.05)

plus built-in wardrobe with sliding light walnut and mirrored doors . Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C, moulded wash hand basin on vanity unit with tiled splash back, "monobloc" mixer taps and storage below. Shaver light point. Fully tiled shower cubicle with 'Creda' shower unit and pivot and slide cubicle doors. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.



## BEDROOM 2 13'1" x 10'10" (3.99 x 3.30)

Built-in wardrobe with sliding part mirrored doors. Single radiator.

## BEDROOM 3 10'6" x 9'9" (3.20 x 2.97)

Single radiator.

## BEDROOM 4 10'10" x 9'5" (3.30 x 2.87)

Double radiator and additional electric wall mounted radiator.



## BATHROOM

Modern white suite comprising panel bath, push button low flush W/C and wall mounted vanity unit with moulded wash hand basin, mixer taps and tiled splash back. Fully tiled corner quadrant shower cubicle. Thermostatic power shower with drench head and hand held shower. Glazed cubicle door.



## SECOND FLOOR LANDING

Double radiator. Double glazed "Velux" roof light. Walk-in storage cupboard with access to eaves storage beyond.

## SEPARATE W/C

Modern white push button low flush WC and half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Fully tiled floor. Extractor fan. Double glazed "Velux" rooflight. Single radiator.



## **BEDROOM 5 12'4" x 9'3" (3.76 x 2.82)**

(max.) Access to eaves storage. Gable side fire escape window with very nice views over Antrim town and the Sperrins. Double glazed "Velux" roof light. Double radiator.



## **OUTSIDE**

Landscaped low maintenance garden to front. Well stocked borders in range of shrubs, plants and bark. Tegula brick drive to front and side with off-street parking for 3 cars. Access to:-

## **ATTACHED CONVERTED GARAGE 10'9" x 10'8" (3.28 x 3.25)**

Double radiator. PVC double glazed door to side. Floor level power points. Pedestal wash hand basin. Door to;

## **UTILITY ROOM 10'10" x 5'6" (3.30 x 1.68)**

to include full range of high and low level cream coloured "Shaker" style units with contrasting work surfaces. Plumbed for washing machine and space for dryer. PVC double glazed window to rear. Oil fired boiler. Access to part floored loft via "Slingsby" style ladder. PVC double glazed door to side.

Fully enclosed and landscaped garden to rear in neat lawn, well stocked low maintenance borders and tegula brick patio areas. Concealed PVC oil tank. Tegula brick pathways and timber pedestrian gates to side. Space for sheds.

## **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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>70</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		



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