

20 Parklands, Antrim, County Antrim, BT41 4NH



PRICE Offers Over £199,950

This is a superb opportunity for those looking to purchase a quality family home in this sought after residential development just off the main Ballymena Road yet within easy access of all local schools and amenities. This deceptively spacious chalet style home provides incredibly flexible accommodation with the benefit of a ground floor master bedroom with the addition of a ground floor four piece bathroom suite plus two exceptional first floor bedrooms and first floor shower room. The property also benefits from a large family kitchen finished with oak doors and complimentary worktops, a separate utility room and a separate dining with access to a conservatory. Suitable for first time buyers, families and downsizers alike.

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 staircase to first floor
- Generous Living room 11'8" x 16'3" with feature open fire
- Operate dining room with access to conservatory
- Oak range of high and low level kitchen units with complimentary worktops and splashback tiling
- Integrated Oven/hob / Dishwasher and low level Fridge
- Operate utility room with space for washing machine / tumble dryer
- Three well proportioned bedrooms including one to the ground floor
- Ground floor four piece bathroom suite and first floor shower room
- Low maintenance gardens to front and back / Detached garage
- Generous tarmac drive with space for up to five cars

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to side with space for up to 5 cars, Mature hedging, Neat Lawn, Outside lights and a paved pathway to front door.

ENTRANCE HALL

Double glazed two panel glass door with sidelights to large welcoming entrance, Staircase to First floor with mahogany moulded handrail and balustrade, Cloaks Cupboard. Single Radiator.

LIVING ROOM

11'8" x 16'3" (3.569 x 4.969)

Feature fireplace with cast iron inset, polished granite hearth and ornate mahogany surround, Dual aspect windows, Double Radiator and single radiator.

GROUND FLOOR BEDROOM

11'4" x 9'4" (3.475 x 2.868)

Wood laminate flooring and a single radiator.

GROUND FLOOR BATHROOM

8'4" x 8'1" (at max) (2.546 x 2.466 (at max))

Four Piece cream suite comprising a corner panel bath with stainless steel hot and cold taps, Enclosed shower with 'Triton T80' Thermostatic shower and glazed door. Pedestal wash hand basin with stainless steel hot and cold taps. Low flush WC, Fully tiled walls, Extractor fan, Hot press with insulated copper cylinder and shelved storage and a single radiator.

DINING ROOM

11'0" x 9'5" (3.372 x 2.871)

Wood laminate flooring, Twin wall lights, single radiator and PVC Double glazed sliding door too;

CONSERVATORY

12'0" x 9'7" (3.672 x 2.946)

Corrugated roof, PVC Double glazed 'French' Patio doors to rear, Single radiator.

KITCHEN

14'8" x 11'7" (4.477 x 3.551)

Full range of 'oak' high and low level kitchen units with complimentary work tops and splash back tiling. Integrated appliances to include a low level combi oven and grill, 4 Ring halogen hob with hood overhead extractor fan, Dishwasher and low level fridge, Single drainer stainless steel sink unit with chrome mixer tap, Peninsula with breakfast bar style seating, Display cabinet, Single radiator and space for fridge freezer.

UTILITY

7'9" x 5'9" (2.386 x 1.777)

Mid oak effect high level kitchen units and contrasting work surfaces, Space for washing machine and tumble dryer, Wood laminate flooring. Single radiator and 2 panel double glazed door with sidelight to rear.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1

17'0" x 10'5" (5.182 x 3.200)

Access to storage and Single radiator.

BEDROOM 2

17'0" x 9'1" (5.189 x 2.789)

Access to storage and Single radiator.

F/F SHOWER ROOM

7'6" x 5'11" (2.288 x 1.816)

Three piece white suite comprising of a corner shower unit with 'mira' thermostatic shower and partially glazed sliding doors, Pedestal wash hand basin with stainless steel hot and cold taps, Low flush WC, Fully tiled walls, Velux window, Extra fan and a Single radiator.

DETACHED GARAGE

19'11" x 12'2" (6.081 x 3.717)

Manually operated roller door. Electrics and lightning and a door to garden.

OUTSIDE REAR

Large patio and separate smaller patio, Neat lawn, Mixed stone bedding, 6ft timber fencing and pedestrian gates to front either side. Outside tap and light.

IMPORTANT INFORMATION FOR 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		
(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	



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.

