

## 8 Grainger's Mill, Muckamore, Antrim, County Antrim, BT41 4RB



### PRICE Offers Over £169,950

This is a rare opportunity to purchase this exceptionally well presented three storey townhouse located within this popular residential development on the outskirts of Antrim town, close to all local amenities and transport facilities. This property is ideally suited to couples, families or those in need of a ground floor bedroom and W/C together with a large integral garage.

The first floor living room with solid wood flooring and 'Juliet' balcony with the open archway to the beautifully appointed contemporary style kitchen with informal dining area. This stunning kitchen is finished in two tone contemporary style high and low level kitchen units and includes an integrated mid level oven, microwave oven, five ring gas hob together with a dishwasher. The top floor provides a generous master bedroom with ensuite and two additional bedrooms.

Only on full internal inspection can one fully appreciate the quality of this superb family home.  
Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to ground floor and first floor
- Livingroom with solid wood flooring / PVC double glazed doors opening onto 'Juliet' balcony with wrought iron railings / Open archway too;
- Kitchen with informal dining area / Full range of two tone glossed contemporary style kitchen units
- Four well proportioned bedrooms including one to the ground floor / Master with en suite
- Modern family bathroom to include panel bath with shower over
- Ground floor WC
- Integrated garage with electrics and plumbing
- Fully enclosed rear garden offering excellent sun orientation and privacy
- Oil-fired central heating / PVC double glazed windows / Tarmac drive to front
- Excellent opportunity for first time buyers and families alike

## ACCOMMODATION

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Outside staircase to half landing with decorative wrought iron railings. Front door with double glazed sidelights to:-

### ENTRANCE HALL

Stair case to first floor and ground floor with moulded hand rail and turned balustrade. Double radiator.

### GROUND FLOOR

Ground floor landing. Single Radiator.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Extractor fan. Fully tiled floor and tiled skirting.

### GROUND FLOOR BEDROOM / HOME OFFICE

**9'10" x 6'9" (3.020 x 2.079)**

Wood laminate flooring. Single radiator.

### INTEGRAL GARAGE

**25'2" x 9'11" (7.679 x 3.032)**

Up and over door. Full electrics and lighting. Plumbed for washing machine and space for a tumble dryer. Double glazed door to rear garden. Pressurised water system.

## FIRST FLOOR LANDING

Staircase to second floor. Single radiator.

## LIVING ROOM

14'11" x 10'7" (4.556 x 3.239)

Solid wood flooring. PVC 'French' double doors too 'Juliet' balcony with decorative wrought railings. Double radiator. Open archway too:

## KITCHEN / INFORMAL DINING

17'9" x 9'10" (5.429 x 3.022)

Featuring a fully fitted range of two tone glossed high and low level kitchen units with chrome handles, granite worktops and 'Bevelled' subway style splashback tiling. Soft close drawers and cabinets. Large larder cupboard. A range of pull out shelving. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a five ring ring gas hob with part glass, part stainless steel overhead extractor fan, a mid level combination oven and grill, a microwave oven and dishwasher. Fully tiled floor and tiled skirting. Double radiator.

## HALF LANDING

Staircase to second floor

## FAMILY BATHROOM

6'9" x 5'5" (2.064 x 1.674)

Modern white suite comprising a panel bath with tiled splashback, chrome mixer tap, mains shower over and partially glazed folding screen. Wash hand basin with 'monobloc' chrome mixer tap, storage below and tiled splashback. Low flush push button WC. Fully tiled floor and tiled skirting. Chrome towel radiator.

## SECOND FLOOR LANDING

Access to loft with pull down ladder. Storage cupboard with clothing rail.

## MASTER BEDROOM

10'9" x 10'7" (at max) (3.284 x 3.238 (at max))

Single radiator.

## EN-SUITE

Modern white suite comprising a wall to wall mains shower with 'Drench' shower head, additional attachment, fully tiled walls and partially glazed door. 'Vanity' wash hand basin 'Monobloc' chrome mixer tap, tiled splashback and storage below. Low flush push button WC. Fully tiled floor and tiled skirting. Chrome towel radiator.

## BEDROOM 2

10'7" x 9'11" (3.247 x 3.026)

Single radiator.

## BEDROOM 3

10'0" x 6'8" (3.073 x 2.035)

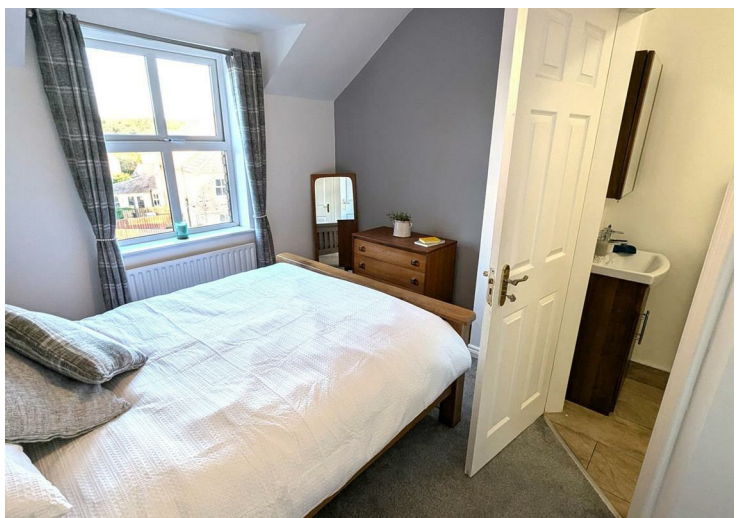
Single radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy and sun orientation. Mixed stone bedding. Neat lawn and timber steps leading to a raised timber decking with handrail and balustrading. Oil fired boiler. PVC oil tank. Outside tap and light. 6Ft timber fencing.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

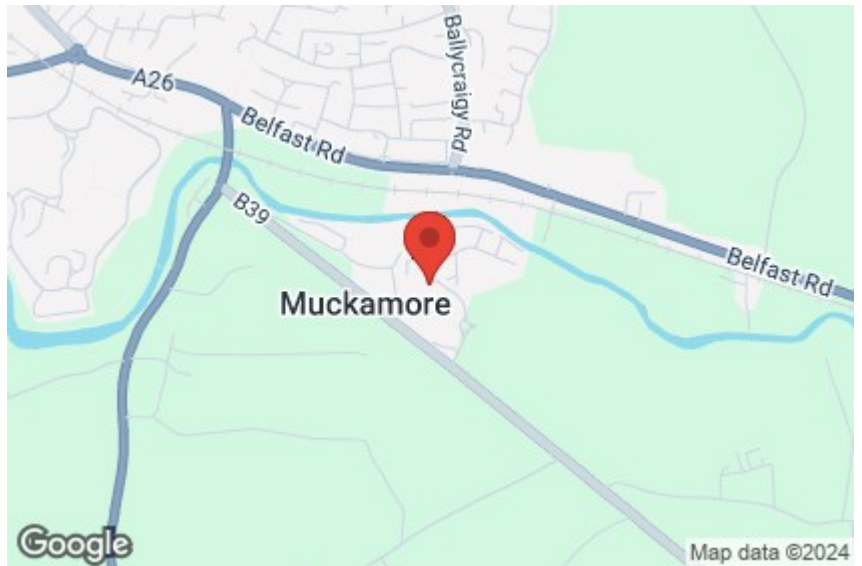
Please note, none of the services or appliances have been tested at this property.





### 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>65</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 |           |



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