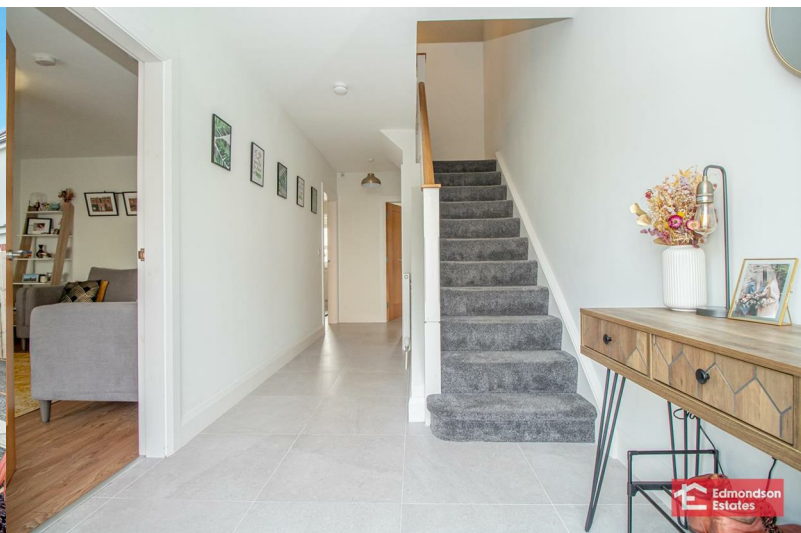




73 Castlewater Wood

Antrim, BT41 4FQ

Offers Around £285,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC composite front door with side screens and fan light over. Stairwell to first floor. Tiled floor.

LOUNGE

18'7 x 13'6 (5.66m x 4.11m)

into bay. Focal point wood burning stove in Inglenook style recess. Wood laminate floor covering. Box bay window.

KITCHEN WITH INFORMAL DINING AREA

18'10 x 13'8 (5.74m x 4.17m)

widest points. Deluxe modern fitted shaker style kitchen with high and low level storage units and contrasting Quartz work surfaces. Matching island unit with breakfast bar. Integrated appliances to include eye level grill and oven, 4 ring gas hob with stainless steel extractor canopy over, dishwasher and fridge freezer. Inlaid stainless steel 1.5 bowl sink unit. Matching upstands to work surfaces. Box bay windows. PVC double glazed French doors to rear garden. Tiled floor.

UTILITY ROOM

9'4 x 5'2 (2.84m x 1.57m)

Modern fitted low level storage units and work surface. Stainless steel sink unit. Gas fired central heating boiler (housed). Space and plumbing for washing machine and tumble dryer. PVC double glazed rear door. Tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM

13'6 x 11'10 (4.11m x 3.61m)

into bay. Box bay window.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, semi-pedestal wash hand basin and WC. Fully tiled walls to shower and tiled floor.

BEDROOM 2

11'11 x 8'5 (3.63m x 2.57m)

BEDROOM 3

12'2 x 9'1 (3.71m x 2.77m)

BEDROOM 4

10'7 x 9'2 (3.23m x 2.79m)

widest points.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with mains shower over, semi-pedestal wash hand basin and WC. Access to store. Fully tiled walls to shower and tiled floor.

EXTERNAL

Private driveway in tarmac.

South facing rear garden in lawn with paved patio area.

Concrete base for shed (option to purchase prefab).

Outside tap and lighting.

PVC fascia, soffits and rainwater goods.



Road Map



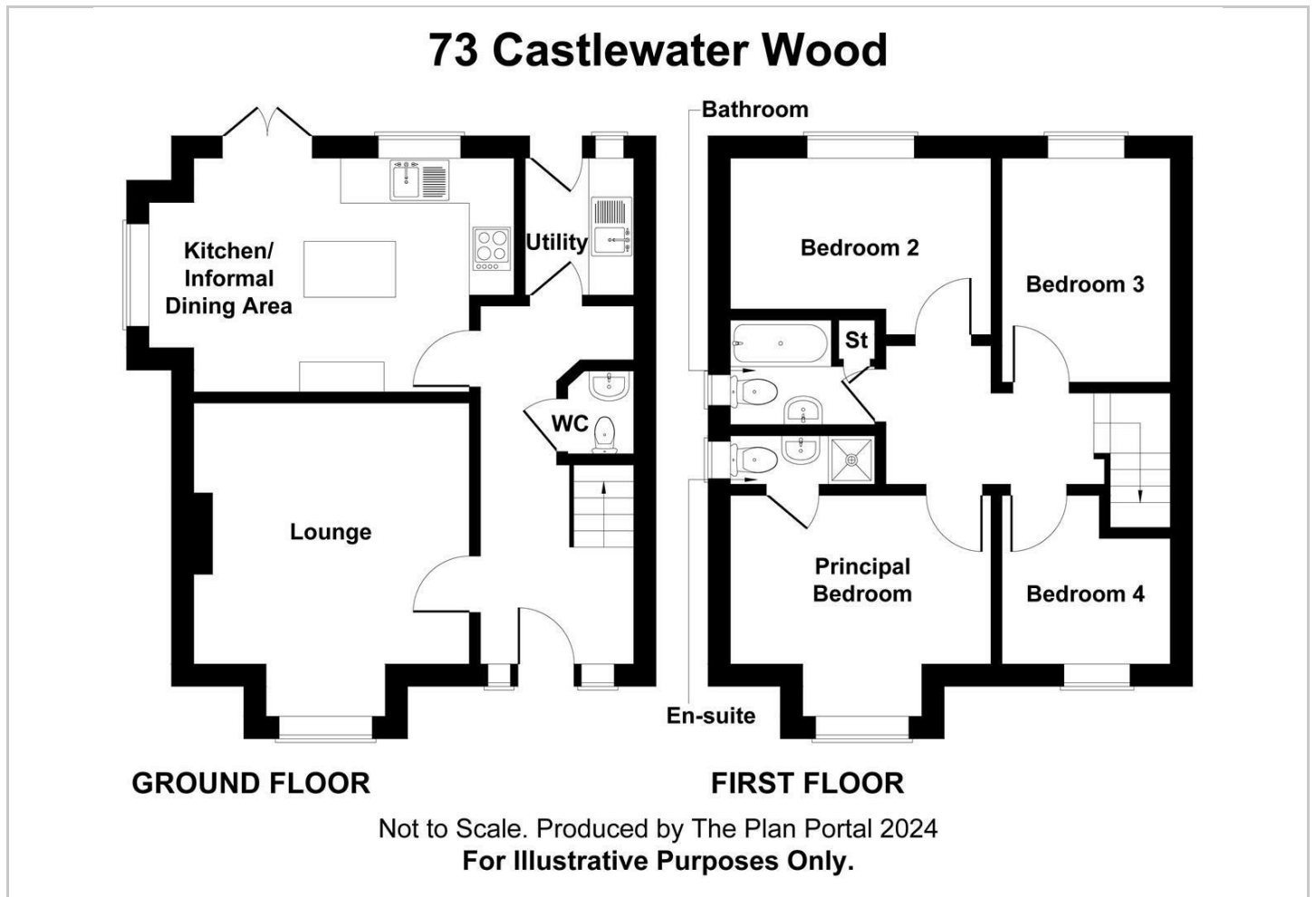
Hybrid Map



Terrain Map



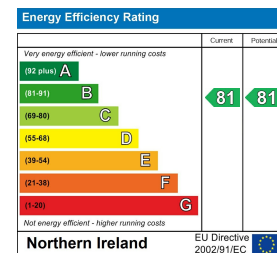
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.