

48 The Meadow, Antrim, County Antrim, BT41 1EZ



PRICE Offers Over £174,950

This is an incredibly rare opportunity to purchase a well presented four bedroom chalet style house with deceptively spacious rooms to the ground and first floor together with the additional benefit of a ground floor W/C all occupying a generous, private site with mature gardens to the rear and excellent sun orientation. With a spacious living room, complete with feature bow window and open fire, opening onto a substantial dining room with double glazed sliding patio doors, this property offers excellent accommodation for those with a growing family and in particular anyone in need of four bedrooms making it ideal for anyone working from home.

Outside, the gardens have been lovingly laid out and maintained over the years to provide a quiet oasis for those who want to spend some time in nature with a high degree of privacy. With the added bonus of oak effect PVC double glazed windows and external doors together with PVC fascia and soffits, this property offers everything a discerning purchaser could hope for.

Early viewing strongly recommended.

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Ballyclare
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Glengormley
9A Ballyclare Road
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FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room 14'9 x 11'8 with feature bow window / Ornate mahogany fire surround / Open square archway to;
- Dining room with double glazed sliding patio doors to rear
- Kitchen 11'7 x 10'9 with full range of white high and low level units and complimentary work surfaces / Open to;
- Informal dining area with low level storage cupboards / Access to under stair storage
- First floor landing with dual access to loft
- Four well proportioned bedrooms / Master with dormer window
- Bathroom comprising white suite with panel bath and separate fully tiled shower cubicle / "Redring" electric shower unit
- Oak effect PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Gardens to front and rear in neat lawn with well stocked borders and mature hedging / Tarmac drive to side with off-street parking for two cars

ACCOMMODATION

Pitched and tiled entrance canopy. Oak effect PVC entrance door with leaded glass inset to:

ENTRANCE HALL

Staircase to first floor with wooden handrail. Single radiator.

GROUND FLOOR W/C

White suite comprising low flush W/C and pedestal wash hand basin with tiled splash back. Shaver light over sink. Single radiator.

LIVING ROOM

14'9 x 11'8 (4.50m x 3.56m)

(plus feature bow window) Ornate mahogany fire surround with part polished cast iron inset, floral design tiles and polished granite hearth. Electric, coal effect inset fire. (Please note, since the removal of the original glass fronted fire and disconnection of associated pipework, this fireplace may not be currently suitable for use as an open fire). Double radiator. Open square arch way to:

DINING ROOM

11'8 x 10'9 (3.56m x 3.28m)

Powder coated aluminium double glazed sliding patio doors to rear. Single radiator.

KITCHEN

11'7 x 10'9 (3.53m x 3.28m)

Full range of white high and low level units with feature handles and grey trim. Complimentary work surfaces. Part tiled walls to work surfaces. Single drainer stainless steel sink unit and mixer taps. Space for cooker. Over head extractor. Plumbed for washing machine. Space for below counter fridge and freezer. Open display shelving. Oak effect PVC double glazed door. Open to:

DINING AREA

8'4 x 8'3 (2.54m x 2.51m)

Low level storage cupboard. Gable side window. Access to under stair storage with meter cupboard. Double radiator

FIRST FLOOR LANDING

Access to loft. Former hot press with cylinder removed and wall mounted gas fire boiler installed. Shelving.

BEDROOM 1

12'2 x 11'9 (3.71m x 3.58m)

(max) into dormer. Single radiator.

BEDROOM 2

11'8 x 8'7 (3.56m x 2.62m)

Single radiator.

BEDROOM 3

11'0 x 8'5 (3.35m x 2.57m)

Gable side window. Single radiator.

BEDROOM 4

8'3 x 7'2 (2.51m x 2.18m)

Single radiator.

BATHROOM

8'3 x 7'4 (2.51m x 2.24m)

White suite comprising panelled bath with feature mixer taps and shower attachment. Low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with "Redring" electric shower unit and pivot and slide glazed door. Half tiled walls. Single radiator.

OUTSIDE

Garden to front in neat lawn and well stocked borders in shrubs and bushes. Paved pathway to front. Tarmac drive to side with off-street parking for two cars. 6Ft. timber fencing and pedestrian gate to;

Fully enclosed gardens to rear in neat lawn divided with feature box hedging and conifers. range of shrubs, specimen trees and laurel hedging.

Raised and paved patio. Concrete pathway. 6Ft. timber fencing and pedestrian gate to rear area allocated as a service strip.

Timber shed 9'9 x 5'10 with power and light. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

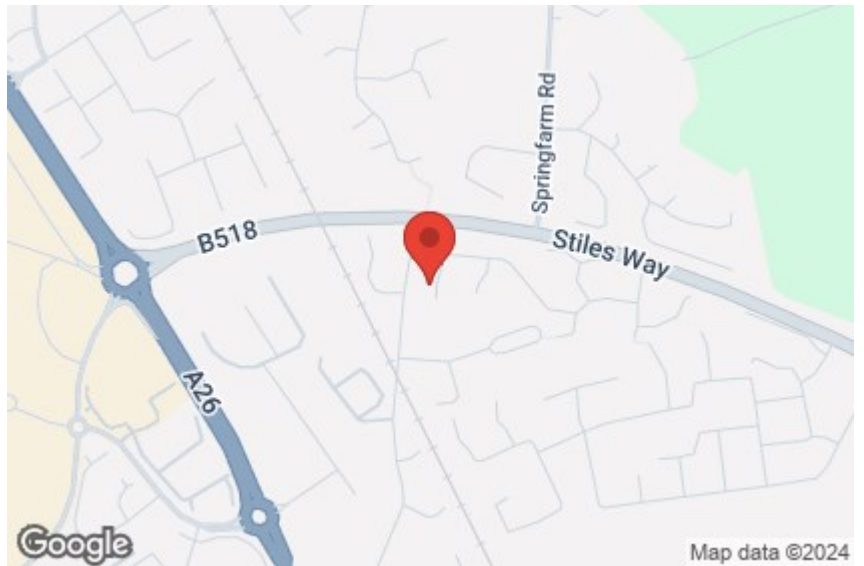
Please note, none of the services or appliances have been tested at this property.





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	68	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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