

33 Castlewater Avenue, Antrim, BT41 4FW



PRICE Offers Over £239,950

Nestled in this much sought after area of Antrim, 33 Castlewater Avenue presents an exceptional opportunity to acquire a delightful detached house. This property boasts a well-designed layout, featuring a welcoming reception room that serves as the heart of the home. The living space is enhanced by a 'hole in the wall' multi-fuel stove, creating a warm and inviting atmosphere perfect for family gatherings or quiet evenings.

The kitchen is a true highlight, showcasing beautiful granite worktops complemented by elegant blue 'Shaker' style cupboards and a matching kitchen island. This space is not only functional but also aesthetically pleasing, making it ideal for both cooking and entertaining.

The house comprises three generous bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private retreat for relaxation. The additional bedrooms are well-proportioned, offering ample space for family members or guests.

Outside, the property features a private rear garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in a tranquil setting. Additionally, a detached garage provides convenient storage or potential for a workshop.

In summary, 33 Castlewater Avenue is a beautifully presented home that combines modern comforts with a touch of elegance. Its desirable location, spacious living areas, and attractive features make it an ideal choice for families or anyone seeking a peaceful yet stylish residence in Antrim

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 16'4" x 11'9" with feature "hole in the wall" fireplace and free-standing multi-fuel stove / Glazed French doors to;
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of navy blue coloured wood effect "Shaker" style high and low level units / Quartz worktops / Matching Island / Integrated oven, gas hob, fridge, freezer and dishwasher
- Utility with matching navy blue coloured high and low level units / Plumbed for washing machine / Concealed wall mounted gas boiler
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows and French doors / Gas fired central heating / Oak internal doors / Security alarm
- Tarmac drive with enclosed parking / Detached garage with roller shutter door / Enclosed private garden to the rear

ACCOMMODATION

Double glazed door with sidelights to;

ENTRANCE HALL

Welcoming entrance hall with fully tiled floor. Staircase to first floor with moulded handrail and turned balustrade. Feature wall panelling. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising a pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button W/C. Fully tiled floor. Understairs storage. Single radiator.

LIVING ROOM

16'4" x 11'9" (4.98m x 3.58m)

Feature 'Hole in the Wall' multi-fuel stove with granite hearth and oak mantle. Wood laminate flooring. Double radiator. Two mostly glazed French doors to:

KITCHEN INFORMAL DINING

14'11" x 12'5" (4.55m x 3.78m)

(max) Full range of blue high and low level 'Shaker' style kitchen units with Quartz worktops and matching splashback stands. Feature matching kitchen island with additional storage and breakfast bar style seating. One and a quarter bowl stainless steel sink unit with chrome mixer tap and over window pelmet with low voltage downlights. Integrated appliances to include a four ring gas hob with stainless steel pyramid style over head extractor fan, eye level combination oven and grill, fridge freezer and dishwasher. Over counter lighting. Low voltage downlights. Fully tiled floor. PVC double glazed 'French' doors to rear. Double radiator.

UTILITY

6'9" x 5'10" (2.062 x 1.786)

Range of matching high and low level kitchen units with contrasting worktops. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Wall mounted, concealed gas boiler. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with shelving and single radiator. Single radiator to landing.

MASTER BEDROOM

13'9" x 11'10" (4.199 x 3.621)

Wood laminate flooring. Low voltage downlights. Single radiator.

EN-SUITE

Modern white suite comprising a wall to wall shower with fully tiled walls and partially glazed folding door. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and feature floor to ceiling tiled splashback. Low flush push button W/C. Low voltage downlights. Extractor fan. Fully tiled floor. Single radiator.

BEDROOM 2

10'10" x 10'9" (3.303 x 3.280)

Wood laminate flooring. Single radiator.

BEDROOM 3

8'6" x 7'9" (2.604 x 2.383)

Wood laminate flooring. Feature wood wall panelling. Single radiator.

FAMILY BATHROOM

9'6" x 6'8" (2.916 x 2.046)

Modern white suite comprising panel bath with chrome mixer tap and shower attachment over. Fully tiled splash back and glazed screen. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush button W/C. Extractor fan. Fully tiled floor. Single radiator.

OUTSIDE

Tarmac drive to side with space for up to four cars. Outside light. Neat lawn and tarmac pathway to front door. Access to;

DETACHED GARAGE

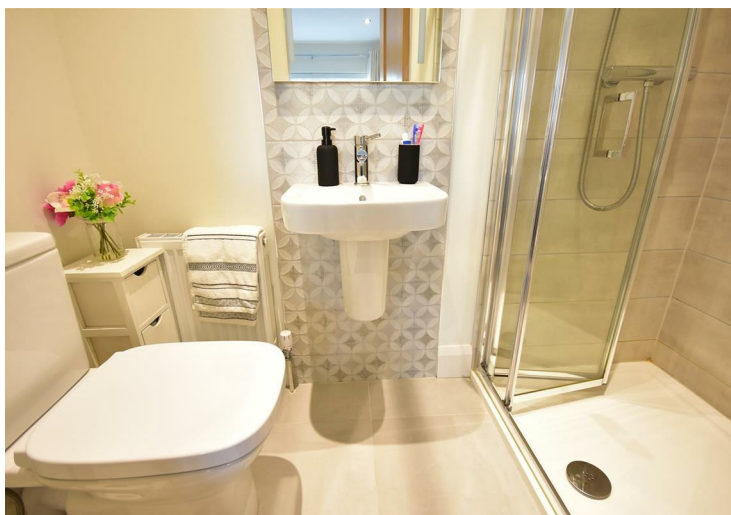
18'3" x 11'8" (5.564 x 3.561)

Full electrics. Roller door. PVC door to:

Fully enclosed rear garden in neat lawn and paved patio area. 6Ft. timber fencing and pedestrian gate to side driveway.

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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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