

4 Ashgreen, Antrim, BT41 1HL



PRICE Offers Over £198,950

This is an incredibly rare opportunity to purchase a well presented three bedroom detached bungalow with two reception rooms, attached garage and utility extension to the rear occupying a generous slightly elevated site commanding an open aspect to the front and enclosed private garden and patio areas to the rear. Ideally suited for those in need of a property and site all on one level, this well appointed bungalow also boasts PVC double glazed windows, oil-fired central heating and oak six panel internal doors, architrave and skirting. Currently presented as two reception rooms, it could quite easily be re-configured by the removal of a stud wall between the kitchen and dining room to create a more generous open plan area (subject to necessary approvals) with dual aspect windows. In addition, anyone with a caravan or need for additional vehicular storage can take full advantage of the side drive with enclosed tarmac parking. Only on full internal inspection can one begin to appreciate the opportunities that this well appointed bungalow provides.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Spacious entrance hall with cloaks cupboard and hotpress / Access to attic
- Living room 19'6 x 11'11 with dual aspect windows / Open fire and solid wood floor
- Dining room 10'11 x 7'11 with open archway to;
- Kitchen with full range of mid oak high and low level units / Integrated fridge
- Three well proportioned bedrooms
- Bathroom with modern white to include panel bath with electric shower over / Fully tiled walls and floor
- PVC double glazed windows and external doors / Oil-fired central heating / PVC Fascia and soffits
- Oak six panel internal doors / Oak skirting and architrave
- Attached garage with door through to Utility extension at rear
- Tarmac drive to front with additional enclosed tarmac parking for two cars to side / Generous gardens to front and rear in neat lawn

ACCOMMODATION

PVC double glazed and leaded glass entrance door with matching side lights to:

ENTRANCE HALL

Wood strip ceiling. Access to loft. Single radiator. Cloaks cupboard with hanging space and over head shelving. Hot press with insulated copper cylinder and immersion heater. Shelving above. Bevelled glass door to:

LIVING ROOM

19'6 x 11'11 (5.94m x 3.63m)

Open fire with tiled surround, inset and hearth. Semi-solid wood floor. Dual aspect windows. Double radiator and secondary skirting heater.

DINING ROOM

10'11 x 7'11 (3.33m x 2.41m)

Wood strip ceiling. Double radiator. Open arch way to:

KITCHEN

10'11 x 7'4 (3.33m x 2.24m)

Full range of mid oak high and low level units with open shelving and leaded glass display cabinets. Contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with pull-out over head extractor. Broom cupboard. Integrated fridge. Part tiled walls to work surfaces. Wood strip ceiling. PVC double glazed door to rear.

BEDROOM 1

11'4 x 10'5 (3.45m x 3.18m)

Single radiator.

BEDROOM 2

12'5 x 9'11 (3.78m x 3.02m)

Single radiator.

BEDROOM 3

11'3 x 8'0 (3.43m x 2.44m)

into wardrobe recess. Wood laminate floor. Single radiator.

BATHROOM

7'11 x 4'10 (2.41m x 1.47m)

Modern white suite comprising panelled bath with "monobloc" mixer taps and "Mira Sprint" electric shower over. Push button low flush W/C and moulded wash hand basin in vanity with "monobloc" mixer taps and storage below. Fully tiled walls and floor. Wood strip ceiling. Single radiator.

OUTSIDE

Generous gardens to front in neat lawn and crushed slate display area. Tarmac drive to front and side with off street parking to the front for 2 cars. Access to:

ATTACHED GARAGE

17'2 x 8'10 (5.23m x 2.69m)

Meter cupboard with updated consumer unit. Power and light. Up and over door. PVC double glazed side window. Door to;

UTILITY

14'5 x 9' (4.39m x 2.74m)

Plumbed for washing machine. Double drainer stainless steel sink unit and taps. Low level storage. Hard wood 8 panel door to rear. Mahogany effect PVC double glazed window.

Double timber vehicular gates to side tarmac parking for 2 cars / caravan. Open to:

Fully enclosed and private garden to rear in neat lawn and mature conifer hedging. Tarmac pathway leading to paved patio area and well stocked border. Secondary paved patio to the bottom of the garden. PVC tank. Prefabricated oil fired boiler house. 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			
(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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