

15 Greenvale Park Dale, Antrim, BT41 1SQ



PRICE Offers Over £198,950

This is an incredibly rare opportunity to purchase a well appointed and deceptively spacious three bedroom house with ensuite dressing room and shower room to the main bedroom together with two reception rooms, a utility room with ground floor W/C and an integral garage all occupying an slightly elevated site within this sought after residential development close to Antrim town centre. Finished to a high standard throughout, the property boasts a fully fitted antique pine kitchen with integrated oven, hob, fridge, freezer and dishwasher together with quality sanitary ware to the ground floor W/C, ensuite shower room and family bathroom making this the perfect family home.

Only on full internal inspection can one begin to appreciate the quality of this superb home.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 15'7 x 12'1 with open fire, feature surround and matching mirrored overmantle
- Dining room 15'3 x 9'6 into sun annex with PVC double glazed doors to the rear /Access to;
- Spacious kitchen with full range of antique pine high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- Utility room with low level units and enclosed ground floor W/C / Access to integral garage
- First floor landing
- Three well proportioned bedrooms to include Bedroom 1 with ensuite dressing room and shower room
- Family bathroom with white Victorian style suite to include panel bath and separate fully tiled shower cubicle
- PVC double glazed windows and rear doors / Gas fired central heating / PVC fascia and soffits
- Generous, low maintenance site with tarmac off-street parking for up to four cars / Mostly paved patio garden to rear with feature brick wall and steps up to upper tier

ACCOMMODATION

Hard wood four panel entrance door to:

ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with pine moulded hand rail and turned balustrade. Open to under stairs.

LIVING ROOM

15'7 x 12'1 (4.75m x 3.68m)

Open fire with ornate mahogany wooden surround with matching over mantle and part polished cast iron inset. Polished granite hearth. Double radiator.

DINING ROOM

15'3 x 9'6 (4.65m x 2.90m)

(into sun annex) Fully tiled floor. PVC double glazed French doors and side lights to rear. Monopitch anti-glare poly-carbonate roof. Single radiator. Open to:

KITCHEN

11'9 x 9'1 (3.58m x 2.77m)

Full range of antique pine high and low level units with glazed displays, open shelving and wine rack. Complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring corner hob with over head extractor fan. Low level combination oven and grill. Integrated fridge, freezer and dish washer. Fully tiled floor. Part tiled walls to work surfaces. Double radiator. Door to:

UTILITY ROOM

10'10 x 7'2 (3.30m x 2.18m)

(to include WC) Pine effect low level units with complimentary work surfaces and single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to splash backs and half tiled walls with decorative border. Single radiator. PVC double glazed door to rear.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C. Fully tiled floor. Half tiled walls. Wall light point. Extractor fan.

INTEGRATED GARAGE

17'10 x 10'10 (5.44m x 3.30m)

Up and over door. Power and light. Gas fired boiler.

FIRST FLOOR LANDING

Storage cupboard with shelving.

BEDROOM 1

13'5 x 10'6 (4.09m x 3.20m)

Single radiator. Open square arch way to:

DRESSING ROOM

10'10 x 10'9 (3.30m x 3.28m)

Access to eaves and loft. Double radiator.

ENSUITE

10'9 x 6'6 (3.28m x 1.98m)

Cream coloured suite comprising low flush W/C and pedestal wash hand basin with wall light point over. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled walls and floor. "Velux" double glazed roof light. Extractor fan. Access to eaves storage. Double radiator.

BEDROOM 2

14'1 x 9'9 (4.29m x 2.97m)

Double radiator.

BEDROOM 3

8'11 x 8'7 (2.72m x 2.62m)

(max) Single radiator.

BATHROOM

8'2 x 7'2 (2.49m x 2.18m)

White Victorian style suite comprising panelled bath, low flush W/C and pedestal wash hand basin with shaver light point over. Fully tiled corner quadrant shower cubicle with "Mira" electric shower unit. Sliding cubicle doors. Extractor fan. Fully tiled walls with decorative border. Fully tiled floor. Double radiator.

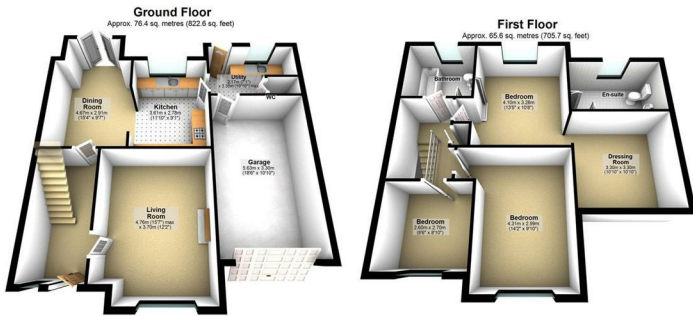
OUTSIDE

Garden to front and side with low maintenance border in shrubs and young trees. Tarmac drive with off street parking for up to 4 cars. Access to integral garage. Timber pedestrian gate and 6Ft. fencing to side with paved pathway to fully enclosed low maintenance landscaped garden to rear. Small area in lawn. Extensive paved patio. Steps up to to raised low maintenance rockery with paving and stones. Feature fencing and brick wall. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



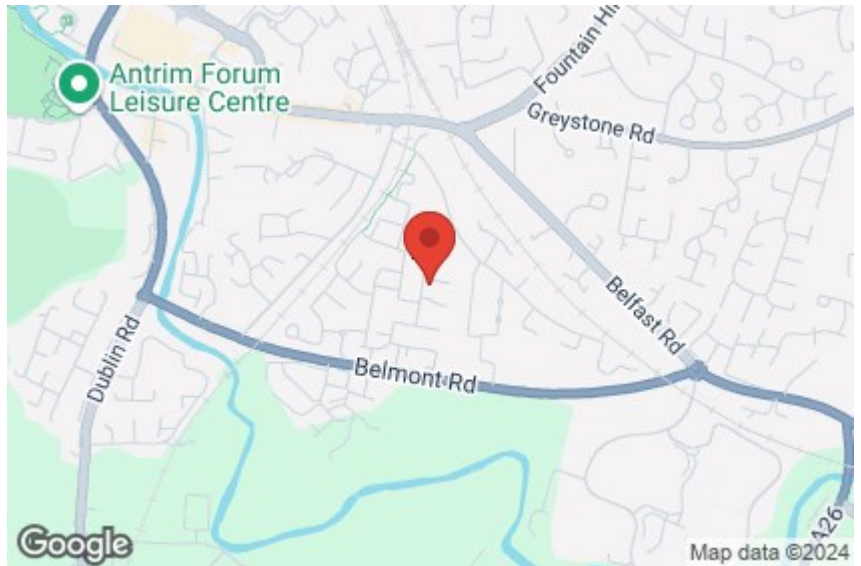


Photography and Floor Plans by housefyri.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

IQ
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme