

## 14 Parklands, Antrim, BT41 4NH



### PRICE Offers Over £229,950

We are delighted to offer for sale this charming four bedroom detached home situated in the much sought after Parklands development in Antrim.

This spacious family home offers a modern, well maintained interior and benefits from a detached garage, private driveway and a fully enclosed rear garden.

The ground floor features a welcoming entrance hall, bright living room with feature imitation fire, a beautiful kitchen / informal dining fitted with modern appliances a separate utility room and the convenience of a ground floor WC and ground floor bedroom.

Upstairs consists of another three generous bedrooms and a four piece family bathroom to include a double ended panel bath and enclosed shower unit.

The detached garage provides additional storage or workshop space while the outdoor area includes well kept lawns, patio and secure fencing, perfect for families and entertaining.

This home offers a great opportunity for those seeking a stylish, detached family home in much sought after location close to local amenities, schools and transport links.

Early viewing is strongly recommended.

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BT36 5EU  
Tel: (028) 9083 0803





## FEATURES

- Entrance hall / Ground floor W/C / Staircase to first floor
- Living room with bay window and feature electric wall mounted fire
- Kitchen with informal dining area 16'0" x 11'8" / Full range of light grey high and low level units
- Integrated four ring halogen hob and mid level double oven
- Ground floor bedroom 11'4" x 9'8" with wood laminate flooring
- Three generous first floor bedrooms
- Luxury bathroom four peice bathroom suite with kidney shape bath and enclosed shower unit
- Excellent site with tarmac drive and substantial parking / Oil fired central heating with combi boiler
- Detached garage with roller door and electrics
- Excellent opportunity for young and growing families alike

## ACCOMMODATION

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Curved entrance canopy. Hard wood double glazed and leaded glass entrance door to:

### ENTRANCE HALL

Wood laminate floor. Single radiator. Open to under stairs. Stair case to first floor. Mahogany moulded hand rail and turned balustrading. Cloaks cupboard.

### GROUND FLOOR WC

Low flush WC and pedestal wash hand basin. Fully tiled floor. Single radiator. Extractor fan.

### LIVING ROOM

**16'4" x 13'10" (4.992 x 4.241)**

Into bay. Wood laminate floor. Modern electric wall mounted fire with back boiler and flue still in place. Double radiator.

### KITCHEN INTO DINING

**16'0" x 11'8" (4.884 x 3.561)**

Full range of light grey "Shaker" style high and low level units with complimentary work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Four ring corner halogen hob with glass and stainless steel over head extractor. Mid level double oven and grill. Integrated dish washer. Fully tiled floor. Mahogany effect PVC triple glazed door to rear. Part tiled walls to work surfaces. Over window pelmet with feature lights. Single radiator.

### GROUND FLOOR BEDROOM

**11'4" x 9'8" (3.462 x 2.968)**

Wood laminate floor. Single radiator.

### FIRST FLOOR LANDING

Hot press with insulated copper cylinder and immersion heater. Shelving. Access to loft.



### **BEDROOM 1**

12'10" x 9'9" (3.918 x 2.984)

Into full wall of built in wardrobes with sliding part mirrored doors. Wood laminate floor. Single radiator.

### **BEDROOM 2**

11'8" x 7'10" (3.578 x 2.410)

Wood laminate floor. Single radiator.

### **BEDROOM 3**

11'9" x 10'2" (3.596 x 3.121)

Wood laminate floor. Single radiator.

### **BATHROOM**

7'10" x 7'3" (2.413 x 2.212)

Modern white suite comprising kidney shaped bath with off set tap and retractable pencil shower. Push button low flush WC. Half pedestal wall mounted wash hand basin with "monobloc" mixer taps. Fully tiled shower cubicle with "Mira Sport" electric shower. Pivot and slide cubicle door. Fully tiled walls and floor. Polished chrome heated towel radiator. Velux double glazed roof light. Extractor.

### **OUTSIDE**

Garden in front in neat lawn. Tarmac drive to side with off street for 2 plus cars. Double timber vehicular gates to enclosed parking.

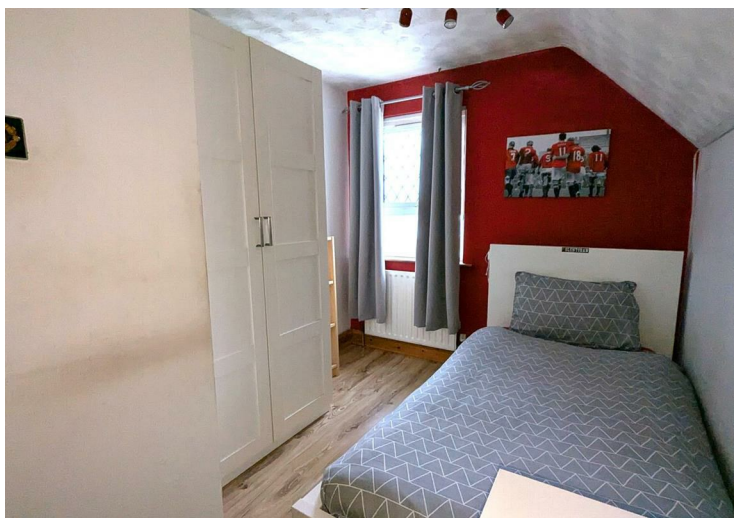
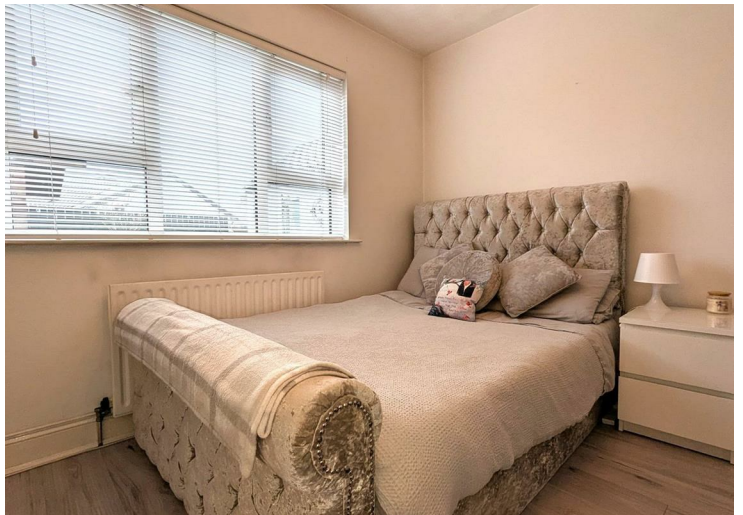
### **DETACHED GARAGE**

21'0" x 11'10" (6.408 x 3.621)

Roller shutter door. Power and light. PVC double glazed door to side. Oil fired boiler. Condensing combi. Enclosed garden to rear in neat lawn and paved patio. Pavier brick patio. Outside tap and light. 6 Ft timber fencing. PVC tank.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

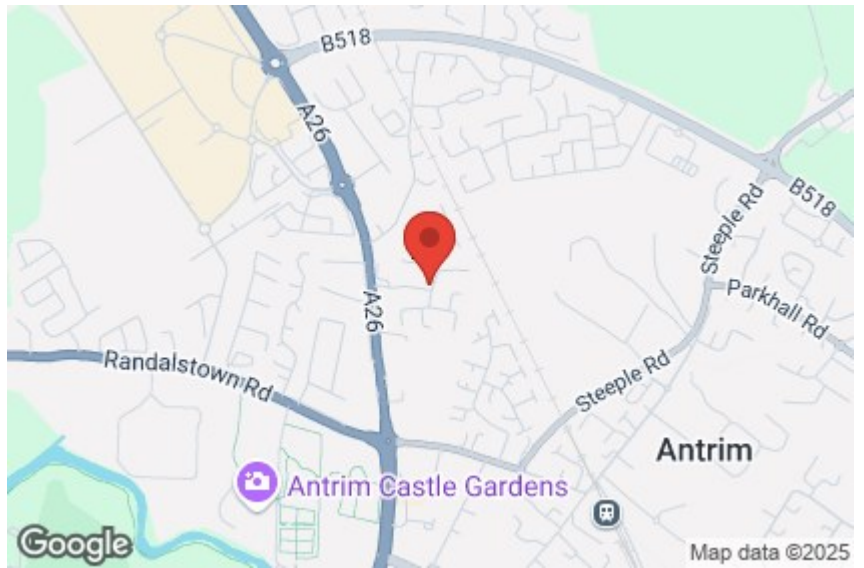
Please note, none of the services or appliances have been tested at this property.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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