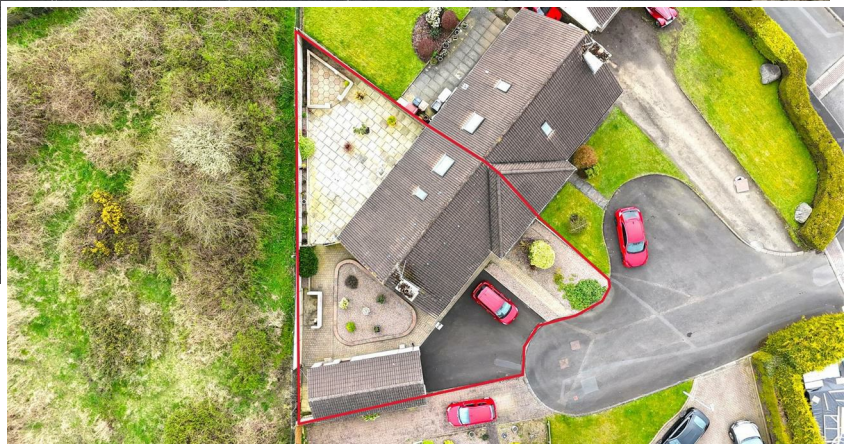


54 Kintyre, Antrim, County Antrim, BT41 2AN



**PRICE Offers Over
£204,950**

This is an exceptionally rare opportunity to purchase a well proportioned four bedroom semi-detached chalet style property with large detached garage occupying a good site with excellent sun orientation in this sought after residential development on the outskirts of Antrim town and within easy access of local schools, Antrim Area Hospital and The Junction food and retail outlet. The property benefits from double glazed windows, gas fired central heating and PVC fascia and soffits to the house making this a relatively low maintenance property. Ideally suited to those in need of ground floor bedroom accommodation with wetroom style bathroom complete with easy access shower area, this property is just as likely to appeal to those with a growing family in need of four generous bedrooms. Outside, the spacious low maintenance site allows for side by side off-street parking to the front in addition to a large garage extending to 18'11 x 10'4 with attached washroom which will surely be of interest to any car enthusiast or someone in need of plenty of storage.

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

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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



FEATURES

- Spacious entrance hall with staircase to first floor / Large walk-in cloaks cupboard
- Living room 14'8 x 13'0(into bay window) / Feature open fire with ornate 'Donegal' Quartz surround
- Kitchen with informal dining area 13'8 x 11'9 / Full range of mid oak high and low level units
- Two well proportioned ground floor bedrooms / One with large integrated wardrobe
- Ground floor wet room style family bathroom with easy access shower area
- First floor landing
- Two further well proportioned bedrooms / Both with integrated storage
- Double glazed windows / Gas-fired central heating / PVC fascia and soffits to house /
- Tarmac drive with side by side parking for two cars / Access to large detached garage 18'11 x 10'4 with attached wash house
- Generous low maintenance gardens to front and rear / Excellent sun orientation and privacy

ACCOMMODATION

Covered open entrance. Hardwood double glazed door and sidelight to;

ENTRANCE HALL

Semi-solid wood flooring. Staircase to first floor with mahogany moulded handrail and turned balustrade. Open to understairs. Dado rail. Single radiator.

WALK-IN CLOAKS ROOM

With shelving.

LIVING ROOM

14'8 x 13'0 (4.47m x 3.96m)

(into bay) Open fire with feature "Donegal" quartz surround, tiled hearth and raised TV display. Double radiator.

KITCHEN WITH INFORMAL DINING

13'8 x 11'9 (4.17m x 3.58m)

Full range of mid oak high and low level units with leaded glass display cabinet and open shelving. Contrasting work surface with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for corner cooker with feature overhead extractor and stainless steel splash back. Space for fridge freezer and plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Part double glazed door to rear. Double radiator.

BEDROOM 1

11'9 x 10'4 (3.58m x 3.15m)

plus double doors to built-in wardrobe. Single radiator.

BEDROOM 2

11'9 x 10'9 (3.58m x 3.28m)

Single radiator.

SHOWER ROOM

8'0 x 6'9 (2.44m x 2.06m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Wet room style easy access shower area with "Redring" electric shower unit, low level part glazed panels and curtain rail above. PVC panelled walls. Anti-slip flooring. PVC ceiling. Single radiator.

FIRST FLOOR LANDING

"Velux" double glazed rooflight. Access to under eaves storage.

BEDROOM 3

14'8 x 14'3 (4.47m x 4.34m)

into built-in wardrobe with sliding mirrored doors. Gable end window. Single radiator.

BEDROOM 4

14'3 x 10'9 (4.34m x 3.28m)

"Keylite" double glazed roof light. Built-in wardrobe with hanging space. Access to loft. Single radiator.

OUTSIDE

Neat well maintained garden to front in pink stone with kerbed edging and tegula brick path. Tarmac side by side parking for three cars. Access to;

DETACHED GARAGE

18'11 x 10'4 (5.77m x 3.15m)

Up and over door. Power and light. Service door to side.

WASH HOUSE TO REAR

10'3 x 5'1 (3.12m x 1.55m)

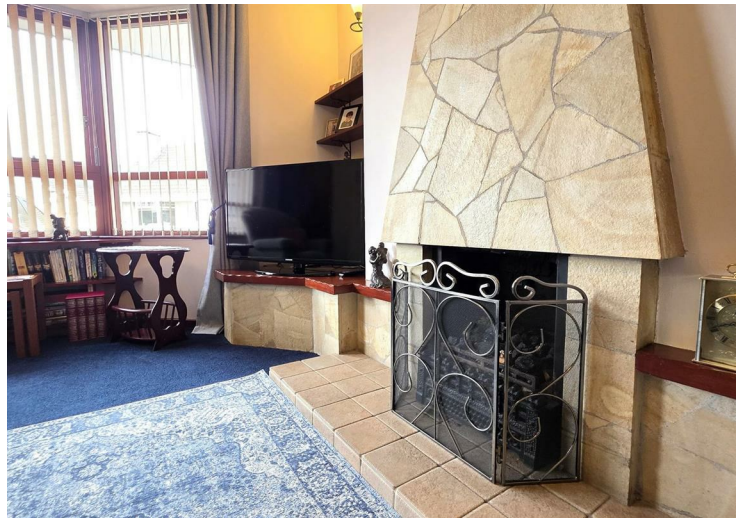
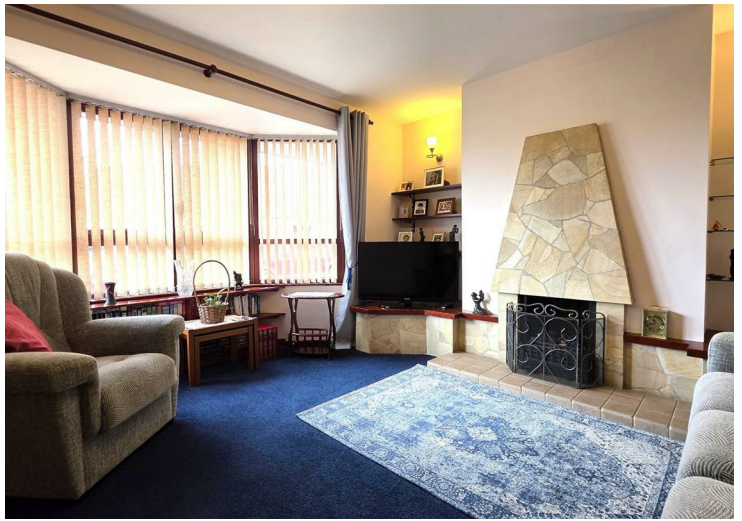
Mahogany effect PVC double glazed window. "Valliant" wall mounted gas fired boiler. High and low level storage cupboard with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Part tiled walls to work surface. Fully tiled floor. Service door to side.

Open side garden in low maintenance pink stone with raised edging. Tegula brick pathway. Block built "bin hide". Timber pedestrian gate

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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