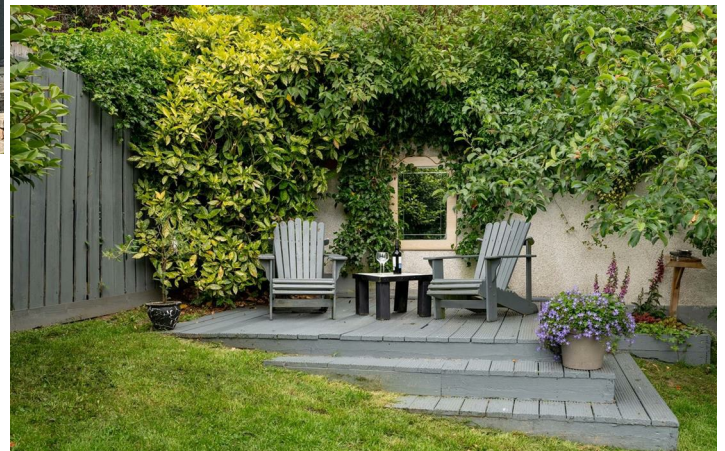


15 Greenvale Park Lands, Antrim, BT41 1SL



**PRICE Offers Over
£269,950**



This is a unique opportunity to purchase a five bedroom detached house with integrated garage occupying a mature site on the periphery of this sought after residential development within easy access of the pedestrian walkway to the Belmont Road and close to all local amenities and public transport routes.

Presented to an exceptionally high standard throughout, this stunning property has benefited from the installation of a contemporary style kitchen in a "sand" finish together with a luxury four piece family bathroom. Outside, the tarmac driveway provides parking for up to three cars while the beautifully maintained rear garden comprises neat lawn and large raised decking.

Only on full internal inspection can one begin to appreciate the quality and presentation of this superb five bedroom detached family home.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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Ballyclare
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BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Spacious entrance hall / Staircase to first floor / Ground floor W/C
- Large living room 14'9" x 13'3" with feature fireplace
- Large kitchen with informal dining / Full range of mid grey 'Shaker' style high and low level units
- Integrated double oven / gas hob and dishwasher
- First floor landing with access to loft and shelve hot press
- Five well proportioned bedrooms (one with ensuite)
- Four piece luxury family bathroom
- PVC double glazed windows / Oil-fired central heating
- Integrated garage with roller shutter door an integrated utility space
- Tarmacked drive with space for one car plus on street parking with space for two additional / Enclosed rear garden with raised decking

ACCOMMODATION

ENTRANCE HALL

Large entrance with wood laminate flooring and 'Shaker' style wood panelling to walls. Understairs storage cupboard. Staircase to first floor with moulded handrail and painted balustrading. Single radiator.

LIVING ROOM

14'9" x 13'3" (4.519 x 4.060)

Large family living room with feature fireplace with cast iron inset, ornate wooden surround and tiled hearth. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and pedestal wash hand basin with chrome hot and cold taps. Fully tiled floors and partially tiled 'bevelled' white walls. Single radiator.

KITCHEN/INFORMAL DINING

21'6" x 12'0" (6.577 x 3.667)

Fully fitted range of high and low level 'Shaker' style kitchen units with contrasting worktops, handles and complimentary splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated low level double oven and grill. Four ring gas hob with stainless steel pyramid style overhead extractor fan. Integrated dishwasher. 'Shaker' style wood panelling to informal dining area. Fully tiled floor. 'French' double doors to rear. Double radiator.

FIRST FLOOR LANDING

'Shaker' style wood panelling to walls. Hot press with insulated copper cylinder and shelved storage. Access to loft.

BEDROOM 1

11'3" x 10'8" (3.445 x 3.266)

Single radiator.

EN-SUITE

Modern white suite comprising integrated fully tiled shower cubicle with 'Mira Sport' thermostatic shower. Low flush push button WC and pedestal wash hand basin with chrome mixer tap. Gable window. Extractor fan. Single radiator.

BEDROOM 2

13'10" x 10'7" (4.221 x 3.244)

(at max) Single radiator

BEDROOM 3

10'10" x 10'7" (3.320 x 3.240)

(at max) Single radiator.

BEDROOM 4

11'4" x 8'6" (3.469 x 2.592)

(at max) Integrated storage cupboard. Single radiator.

BEDROOM 5 / WALK IN DRESSING ROOM

8'2" x 7'0" (2.498 x 2.149)

Integrated shelved storage and clothing rails. Single radiator.

BATHROOM

13'10" x 8'5" (4.233 x 2.589)

Large luxury family bathroom with a modern four piece suite comprising a free standing double ended bath with feature chrome mixer tap. A wet room style power shower with feature tiled walls and partially glazed screen. Pedestal wash hand basin with chrome mixer tap and decorative tiled splashback. Fully tiled floor and partially tiled walls. Low voltage downlights. Extractor fan and chrome towel radiator.

INTEGRATED GARAGE

Low level kitchen units with contrasting worktop. Single drainer stainless steel sink unit with hot and cold taps. Space for washing machine and tumble dryer. Full electrics. Manually operated roller door.

OUTSIDE

To the front a Tarmac drive with space for one car plus on street parking with space for an additional two cars. Paved pathway to front door. Neat lawn. Outside light.

To the rear a fully enclosed garden with 6Ft timber fencing and pedestrian gate to front. Raised timber decking. Neat lawn. Outside power sockets. Outside tap and light.

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		
(69-80) C		
(55-68) D	68	68
(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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