

100 The Meadow, Antrim, BT41 1EZ



**PRICE Offers Over
£239,950**

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



This is an incredibly rare opportunity to purchase an exceptionally well presented four bedroom detached house with the added benefit of a ground floor bedroom with PVC double glazed French doors opening onto a beautifully landscaped garden and access to an adjoining ground floor shower room with large fully tiled shower cubicle and W/C. Finished to a very high standard both inside and out, this deceptively spacious detached property also boasts a utility room and integral garage plus a well appointed kitchen finished in cream coloured high and low level units and polished granite work surfaces together with full range of integrated appliances to include a dishwasher, "Bosch" halogen hob and "Neff" double oven. With the adjoining dining room also boasting PVC double glazed French doors opening onto the south facing rear garden to compliment the well proportioned lounge and three first floor bedrooms with family bathroom making this an all round family home that works equally well for those in need of a ground floor bedroom and shower room. With the added benefit of PVC double glazed windows, side and rear doors, oil-fired central heating and PVC fascia and soffits this property is ideally suited to those wanting a well appointed home that is ready to move into in a sought after residential location on the outskirts of Antrim town.

Early viewing strongly recommended.

FEATURES

- Open porch with featured archways and tiled floor / Composite door with triple glazed insets to;
- Entrance hall with staircase to first floor / Solid wood floor
- Lounge 16'5 x 11'9 (into bay) with open fire and feature surround / Twin wall light points
- Kitchen with full range of cream coloured high gloss units / Integrated "Bosch" hob, "Neff" double oven / Integrated dishwasher and space for fridge freezer
- Dining room 13'11 x 8'6 with Solid wood floor and PVC double glazed French doors
- Utility room with low level units / Access to integral garage / Ground floor bedroom and shower room extension
- First floor landing / Three additional well proportioned bedrooms
- Family bathroom with white suite to include large bath with shower attachment
- PVC double glazed windows, side and French doors / Composite door to front / Oil-fired central heating / PVC fascia and soffits
- Pink stone parking to front for up to four cars / Access to integral garage / Fully enclosed and beautifully presented rear garden and patio areas / Excellent sun orientation

ACCOMMODATION

Open archway to porchway with tiled floor. Composite door with double glazed sidelight and triple glazed inset portlights to:

ENTRANCE HALL

Solid wood floor. Staircase to first floor with wooden handrail. Double radiator.

LOUNGE 16'5 x 11'9 (5.00m x 3.58m)

(into bay) Open fire with feature sandstone effect surround and part polished cast iron inset and tiled effect hearth. Solid wood floor. Twin wall light points. Plaster moulded cornice and decorative center rose. Double radiator.



KITCHEN 18'9 x 8'11 (5.72m x 2.72m)

(max) Full range of cream coloured high gloss high and low level units with long chrome handles and polished granite work surfaces. One and a quarter bowl inlaid stainless steel sink unit with antique style mixer taps and inset polished granite drainer. Four ring "Bosch" halogen hob with stainless steel and glass over head extractor fan. Mid level "Neff" double oven. Integrated dishwasher. Space for fridge freezer. Part tiled walls to work surfaces. Low voltage down lights. Light grey plank effect wood laminate floor. Single radiator. Open to under stairs area. Part glazed door to utility.



DINING ROOM 13'11 x 8'6 (4.24m x 2.59m)

PVC double glazed French doors to rear. Plaster corniced ceiling and decorative center rose. Solid wood floor. Single radiator.

UTILITY ROOM 8'4 x 6'3 (2.54m x 1.91m)

Low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer tap. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor with matching up-stands. Single radiator. PVC double glazed door to rear. Part leaded glass door to ground floor bedroom and shower room extension.

INTEGRAL GARAGE 18' x 8'4 (5.49m x 2.54m)

Up and over door. Meter cupboard. Center light. PVC double glazed window to gable end. Oil-fired boiler. Open to storage above utility.

HALLWAY TO GROUND FLOOR EXTENSION

Fully tiled floor and matching up-stands. Low voltage downlights. Plaster ceiling cornice. Access to loft.



SHOWER ROOM 8'1 x 5'11 (2.46m x 1.80m)

Modern white suite comprising large fully tiled shower cubicle with "Mira Sprint" electric shower unit and slightly curved sliding cubicle doors. Push button low flush W/C. and modern wash hand basin in vanity with "monobloc" mixer taps and storage below. Polished porcelain part tiled walls and contrasting mixed grey slate effect feature tiled wall. Fully tiled floor and matching up-stands. Extractor fan. Low voltage downlights. Corniced ceiling. Antique style radiator with polished chrome heated towel rail. Part glazed door to back hall.



BEDROOM 1 11'8 x 11'8 (3.56m x 3.56m)

Solid wood floor. Wall light point. Double radiator. PVC double glazed French doors to rear.

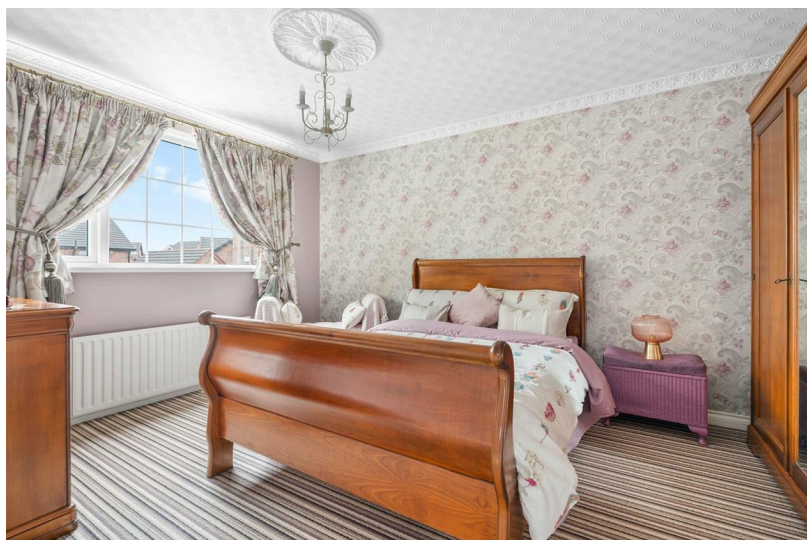


FIRST FLOOR LANDING

Hot press with copper cylinder and immersion heater. Shower pump. Shelving.

BEDROOM 2 13'11 x 10'1 (4.24m x 3.07m)

(max) Single radiator. Access to loft.



BEDROOM 3 13'9 x 9'6 (4.19m x 2.90m)

Solid wood floor. Single radiator.



BEDROOM 4 8'6 x 8'1 (2.59m x 2.46m)

(max) Solid wood floor. Single radiator.



BATHROOM 8'3 x 7'5 (2.51m x 2.26m)

White suite comprising generous panelled bath with feature mixer taps and shower attachment. Low flush W/C and pedestal wash hand basin with mixer tap and tiled splash back. Solid wood floor. Polished chrome heated towel rail.



OUTSIDE

Right of way over tarmac driveway to:

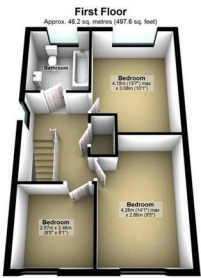
Pink stone parking to front for up to 4 cars. 6Ft. conifer hedging. Paved pathway to side. Outside tap and light. 6Ft. timber fencing and gate to concrete path with open access to:

Garden to rear in neat lawn, paved pathway and multiple patio areas. Block and rendered raised flower display. Mature trees and additional shrubs and plants. Lawn open to pink stone display area at rear of garden. 6Ft. timber fencing. Raised PVC tank. Timber shed. Timber pedestrian gates to front and rear at side with enclosed pink stone pathway/storage area.

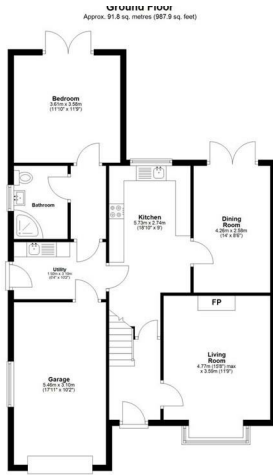
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





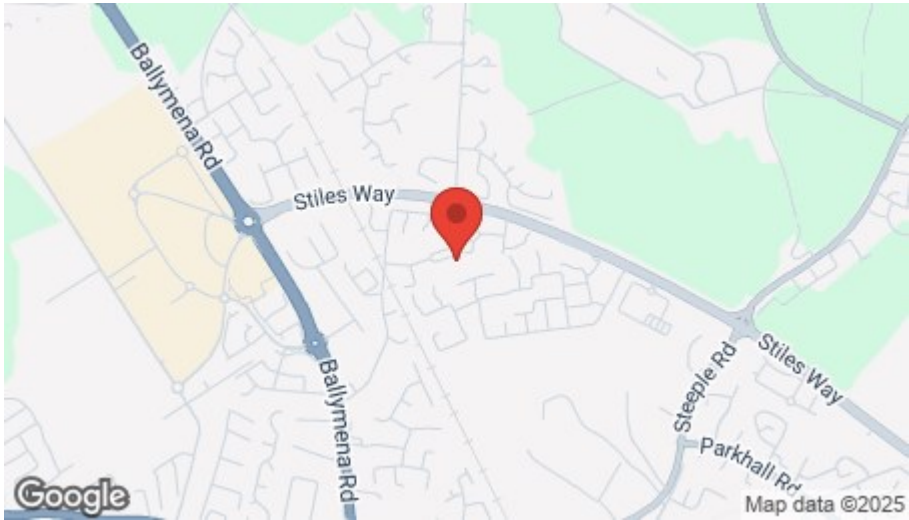
Total area: approx. 138.0 sq. metres (1485.6 sq. feet)
Photos and Plans by Housetalk.co.uk
Plan produced using PlanItUp



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Energy Efficiency Rating

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



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