

## 24 Meadow Lands, Antrim, BT41 4EU



**PRICE Offers Over  
£194,950**

We are delighted to offer for sale 24 Meadowlands, Antrim.

This is a superb opportunity for the First Time Buyers or those looking to downsize to purchase a well appointed property in a very sought after location benefiting from PVC double glazed windows and external doors, oil fired central heating and full range of contemporary style high and low level kitchen units with integrated oven, hob, fridge freezer and dishwasher. In addition, the property benefits from a modern shower room with an enclosed shower unit, "Triton" electric shower and a 'Vanity' wash hand basin. Outside, the property boasts tarmac off street parking for two cars leading to a fully enclosed, generous, low maintenance garden to rear with paved patio, neat lawn and excellent sun orientation. Only on full internal inspection can one begin to appreciate the quality of this well appointed family 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 broad board wood effect tiling / Staircase to first floor
- Living room 14'3" x 11'2" with open fire and feature surround / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed door and sidelight to rear
- Full range of cream contemporary style high and low level kitchen units
- Integrated oven, hob, fridge freezer and dishwasher
- Three generous bedrooms to the first floor
- Recently fitted luxury shower room with modern white suite to an enclosed shower and 'Vanity' wash hand basin
- PVC double glazed windows and external rear door / Composite front door / Oil fired central heating
- Tarmac drive with space for two cars / Garden to front in neat lawn / Fully enclosed rear garden in paved patio and neat lawn
- Superb sun orientation / Excellent opportunity for First Time Buyers

## ACCOMMODATION

### ENTRANCE HALL

Double glazed composite door to spacious entrance hall with broad board wood effect floor tiling. Staircase to first floor with moulded handrail and turned balustrading. Two Understairs storage cupboards. Single radiator. Glass panel door to;

### LOUNGE

**14'3" x 11'2" (4.356 x 3.411)**

Feature open fire with cast iron inset, decorative iron surround and slate effect tiled hearth. Twin wall lights. Wood laminate flooring. Double radiator.

### KITCHEN WITH INFORMAL DINING

**17'8" x 10'2" (5.392 x 3.103)**

Full range of cream contemporary style handle less high and low level kitchen units with complimentary work surfaces and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Over counter lighting. Bullet lights to kickboard. Integrated appliances to include a four ring halogen hob, with stainless steel and glass overhead extractor fan and glass splashback. A low level combination oven and grill, dishwasher and fridge freezer. Broad board wood effect floor tiling. Low voltage downlighting. Double radiator. PVC double glazed door with sidelight to rear.

## FIRST FLOOR LANDING

Gable window. Access to loft. Hot press with insulated copper cylinder and shelving.

## BEDROOM 1

12'8" x 10'11" (3.865 x 3.336)

Single radiator.

## BEDROOM 2

11'10" x 10'10" (at max) (3.631 x 3.318 (at max))

Bedroom storage with sliding mirror doors. Single radiator.

## BEDROOM 3

8'5" x 7'7" (2.573 x 2.327)

Single radiator.

## FAMILY BATHROOM

6'5" x 6'0" (1.959 x 1.851)

Recently, fitted modern white suite comprising an enclosed shower with 'Triton' electric shower and partially glazed sliding door. A 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap and storage below. A low flush push button WC. Fully tiled walls. Broad board wood effect floor tiling. Low voltage downlighting. Extractor fan. Chrome towel towel radiator.

## OUTSIDE

A fully enclosed rear garden with eight foot timber fencing and pedestrian gate to front. Outside tap and outside lighting. Paved patio. Neat lawns. Large stone bed patio area. Raised timber decking. Large garden shed with power and plumbing suitable for washing machine and tumble dryer.

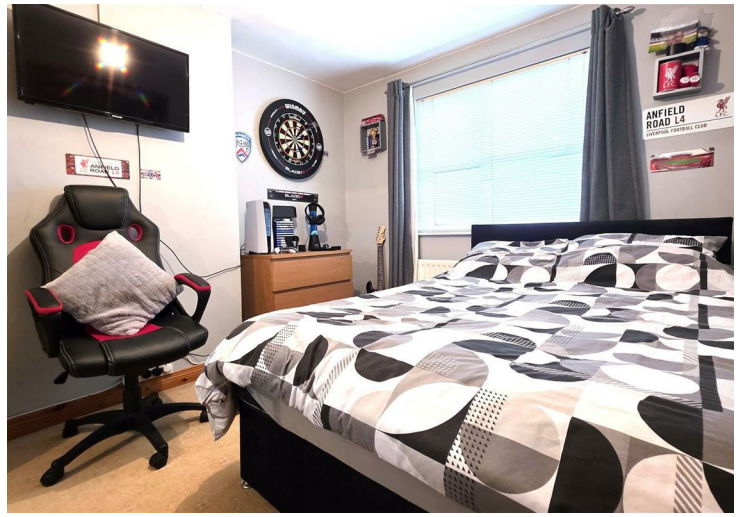
To the front a tarmac side drive with space for two cars. Neat lawn with stone borders and mature shrubbery. Paved pathway to front door with outside lighting and timber canopy above.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

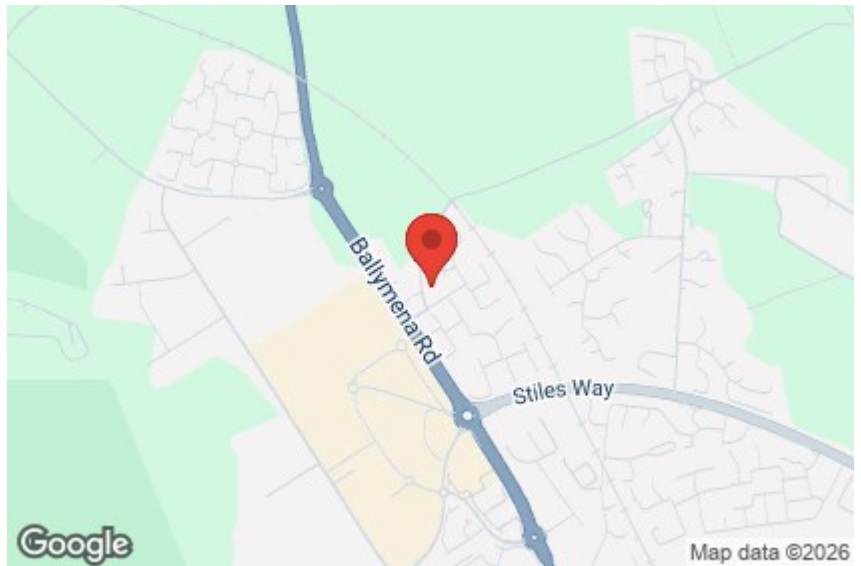
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
<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>	<b>60</b>	<b>68</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	



**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