COLIN GRAHAM RESIDENTIAL

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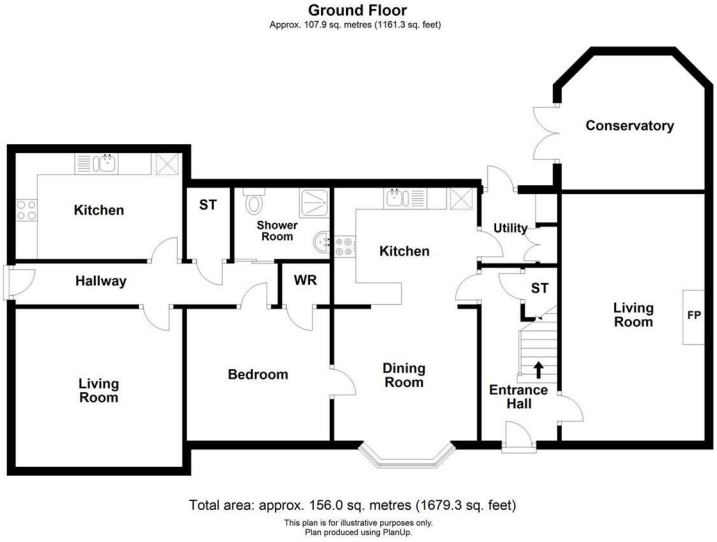
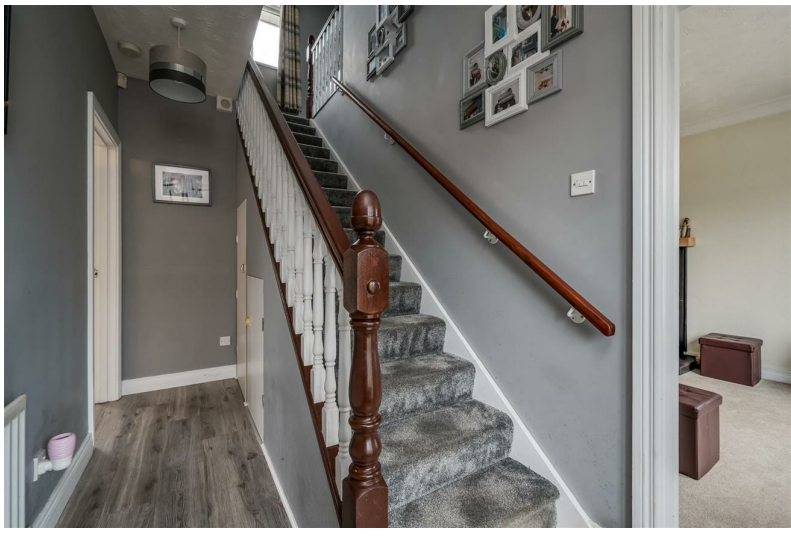
38 Springfarm Road, Antrim, BT41 4JH

- Detached Villa With Self Contained Annex
- Lounge; Multi Fuel Burning Stove
- Deluxe Shower Room With White Suite
- Conservatory; Utility Room
- Generous Sized Private Driveway Areas
- Four Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Annex With Lounge, Kitchen, Bedroom & Shower Room
- Gardens Side and Rear; Convenient Location

Offers Over £224,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching double glazed side screens. Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs stores with light.

LOUNGE 18'6" x 10'8"
Cast iron multi fuel burning stove inset to tiled fireplace with matching hearth and timber marble over. Picture window to front elevation.

KITCHEN THROUGH DINING ROOM into bay
Modern fitted kitchen with range of high and low level storage units finished in white high gloss doors and contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and mixer tap. Integrated gas hob with extractor canopy over. Integrated oven. Space for fridge freezer. Integrated dishwasher. Matching upstands. Wood laminate floor covering. Bow bay window to front elevation. Access to adjoining annex.

UTILITY ROOM 5'9" x 5'3"
Range of high and low level storage units and contrasting wood grain effect melamine work surface to match kitchen. Plumbed for automatic washing machine. Wood laminate floor covering. PVC double glazed rear door.







CONSERVATORY 11'4" x 10'0"
PVC double glazed French doors with matching PVC double glazed windows. Light, power and radiator.

FIRST FLOOR

LANDING
Access to roof space. Access to built in store with gas fired central heating boiler.

BEDROOM 1 11'5" x 10'10"
Range of fitted bedroom furniture. Picture window to front elevation.

BEDROOM 2 into robes
Wall to wall fitted wardrobes finished in mirrored sliding doors. Wood laminate floor covering. Picture window to rear elevation.

BEDROOM 3 9'7" x 9'7"
Picture window to front elevation.

BEDROOM 4 7'7" x 6'9"

DELUXE FULLY TILED SHOWER ROOM
Contemporary three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator.

ADJOINING SELF CONTAINED ANNEX

ENTRANCE HALL.
PVC double glazed entrance door. Twin access to roof space.

LOUNGE 12'8" x 11'10"
Dual aspect picture windows.

KITCHEN WITH INFORMAL DINING AREA 12'8" x 7'10"
Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with stainless steel pyramid style extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Matching upstands and tiled splashback to walls. Tiled floor.

BEDROOM 10'8" x 9'11"
Picture window to front elevation. Range of fitted bedroom furniture. Access to large, built in wardrobe/store with light.

FULLY TILED SHOWER ROOM
White three piece suite comprising shower enclosure, vanity unit and wash hand basin and WC. Electric shower unit. Chrome towel radiator.

EXTERNAL
Generous sized, private driveway areas to front finished in brick pavior and pink stone.
Fully enclosed side garden finished mainly in lawn with paved patio area, bordered by mature hedging.
Fully enclosed, low maintenance rear gardens finished in paved patio and pink stone.
PVC fascia, soffits and rainwater goods.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

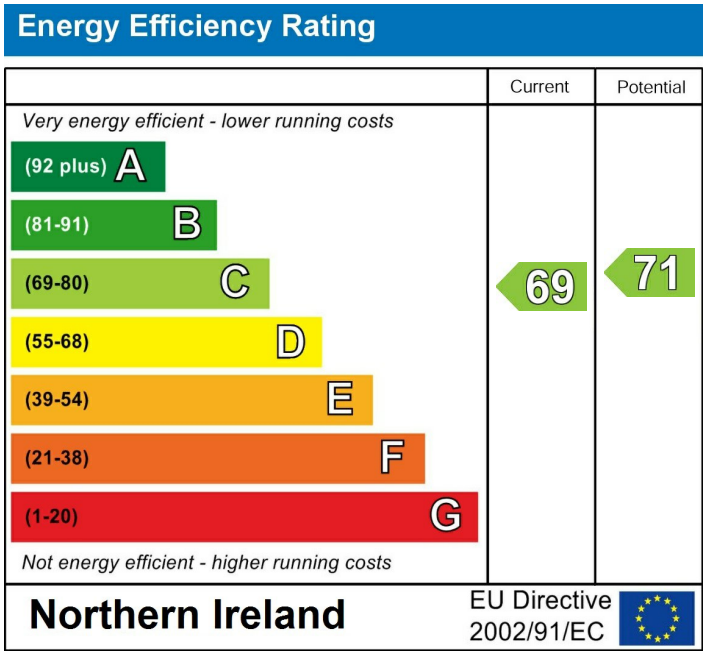






Well presented, four bedroom, detached villa with conservatory extension and adjoining self contained, one bedroom annex, occupying a generous sized site, conveniently located on the Old Springfarm Road, situated off Ballymena Road, Antrim. The property comprises entrance hall, lounge with multi fuel stove, kitchen through dining room with modern fitted kitchen, utility room, conservatory, four well proportioned first floor bedrooms, and deluxe shower room with white three piece suite. The adjoining annex comprises entrance hall, lounge, modern fitted kitchen with informal dining area, double bedroom, and fully tiled shower room. Externally the property enjoys generous sized private driveway areas to front finished in brick pavior and pink stone, fully enclosed side garden finished in lawn and paved patio area, and fully enclosed, low maintenance rear gardens finished in paved patio and pink stone. Other attributes include gas heating and PVC double glazing. Viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Telegraph PROPERTY AWARDS 2019 in partnership with

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