COLIN GRAHAM RESIDENTIAL

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109 Ashgreen, Antrim, BT41 1HN

- Detached Family Home
- Lounge; Wood Burning Stove
- Greenhouse / Conservatory; Utility Room
- Deluxe Bathroom; Separate Shower Room
- Fully Enclosed Private Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Triple Glazing
- Private Driveway Area; Attached Store
- Prime Corner Site; Convenient Location

Offers Over £239,950

EPC Rating C





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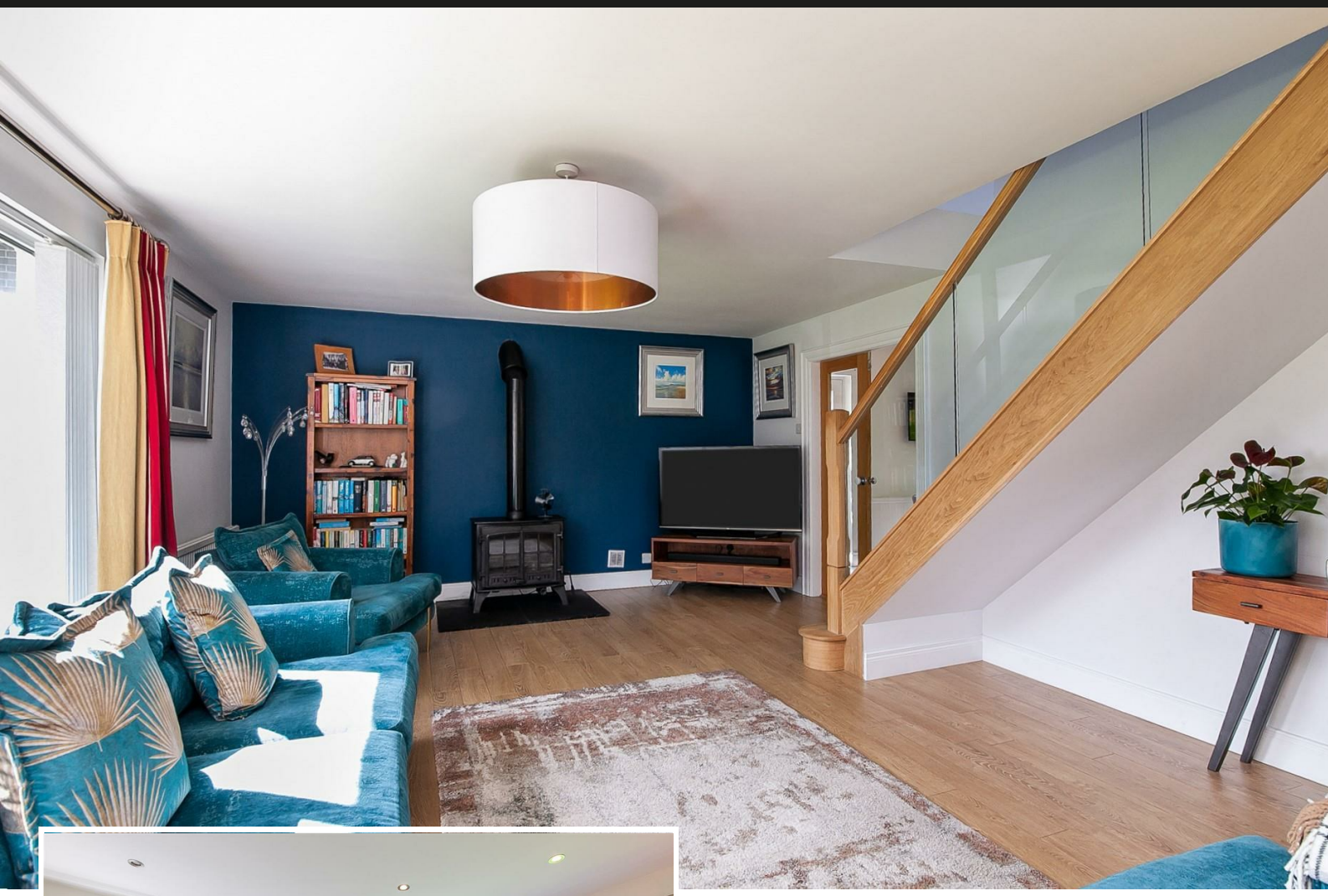




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, triple glazed, composite front entrance door with PVC triple glazed side screens. Tiled floor.

LOUNGE 19'8" x 14'4"

Dual aspect windows with picture window to front elevation. Quality wood laminate floor covering. Cast iron, wood burning stove set on slate hearth. Stairwell leading to first floor. Glazed double doors into:

KITCHEN THROUGH DINING ROOM 19'8" x 10'9"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block work surface. Inlaid ceramic sink unit with swan neck mixer tap over. Integrated, touch screen induction hob with downdraft extractor fan inset to breakfast bar return. Integrated, eye level twin ovens. Integrated larder style fridge. Separate, integrated larder style freezer. Integrated dishwasher. Wood laminate floor covering. Recessed spotlights. PVC triple glazed French patio doors leading to rear garden. Part tiled walls. Glazed panelled door leading into:







GREENHOUSE / CONSERVATORY 12'0" x 8'0"

Aluminium framed, double glazed windows with matching sliding doors leading to rear garden. Tiled floor. Power point.

REAR HALL

Tiled floor. PVC triple glazed rear door. Recessed spotlights.

UTILITY ROOM 11'8" x 6'10"

Range of high and low level storage units and contrasting, marble effect, melamine work surface. Stainless steel sink unit with matching draining bay and swan neck mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Space for under counter appliances. Tiled floor. Recessed spotlights.

DELUXE SHOWER ROOM 8'4" x 5'3"

Contemporary, white, three piece suite comprising fully panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. PVC panelling to wall over sink. Tiled floor. Heated towel radiator. Recessed spotlights.

FIRST FLOOR

LANDING

Access via slingsby style ladder to partially floored roof space with light.

BEDROOM 1 12'6" x 9'8" (plus robes)

Wood laminate floor covering. Fitted double wardrobe finished with sliding doors. Picture window to front elevation.

BEDROOM 2 10'11" x 9'8"

Wood laminate floor covering. Dual aspect windows.

BEDROOM 3 11'8" x 7'8" (plus recess for wardrobe)

Wood laminate floor covering. Recess for wardrobe/dressing area. Picture window to rear elevation.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising panelled bath, vanity unit with twin sink units and WC. Electric shower unit, mixer tap with shower attachment, and glass shower screen over bath. Part tiled walls. Tiled floor. Built in shelved store with gas fired central heating boiler. Recessed spotlights.

EXTERNAL

Brick pavior private driveway area.
Entrance porch with PVC sheeting and recessed spotlights.
External power points.
Fully enclosed, rear paved patio area with built in, brick built, garden shed encompassing timber sliding door, light and PVC double glazed window.
Timber garden shed.
Fully enclosed rear garden finished in lawn, vegetable beds, paved patio area, and range of plants, trees and shrubbery.
External lighting.
Outside tap.





ATTACHED STORE 9'0" x 6'3"

Roller shutter door. PVC double glazed frosted window. Light and power point.

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.



Immaculately presented, three bedroom, detached family home occupying a prime end of cul de sac corner site, located within the well sought after Ashgreen development, situated off Greystone Road, Antrim.

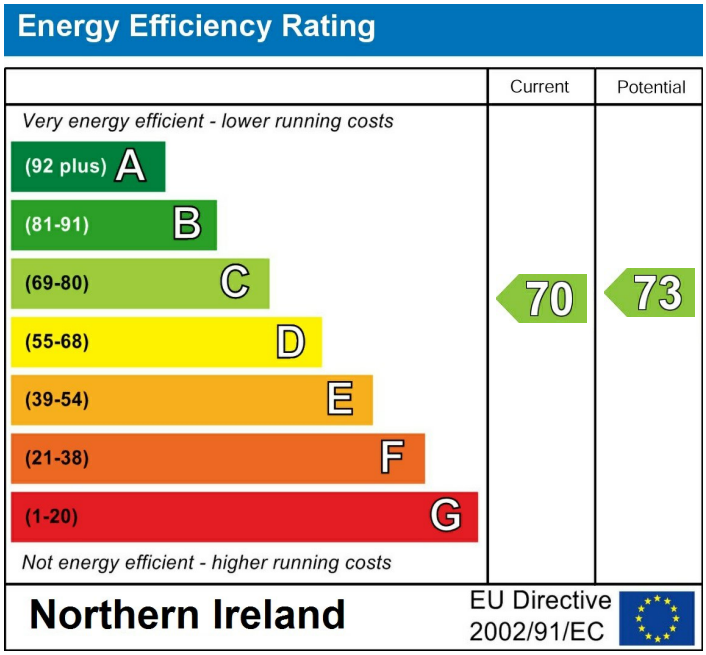
The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen, greenhouse/conservatory, rear hall, utility room, deluxe ground floor shower room, three well proportioned first floor bedrooms, and deluxe family bathroom with white four piece suite.

Externally, the property enjoys brick pavior private driveway area leading to attached store, fully enclosed paved patio area with built in, brick built, garden shed, and fully enclosed rear garden finished in lawn, vegetable beds, paved patio area, and range of plants, trees and shrubbery.

Other attributes include gas fired central heating and PVC triple glazing.

Early viewing highly recommended to avoid disappointment.





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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