COLIN GRAHAM RESIDENTIAL

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1 Fir Grove Lane, Antrim, BT41 4PD

- Detached Villa
- Three Reception Rooms
- Bathroom With White Suite
- Utility Room
- Large Matching Detached Garage
- Four Bedrooms; Principal En Suite
- Modern Fitted Kitchen
- Oil Heating; Double Glazing
- Twin Driveways
- Gardens Front and Rear

Offers Over £249,950

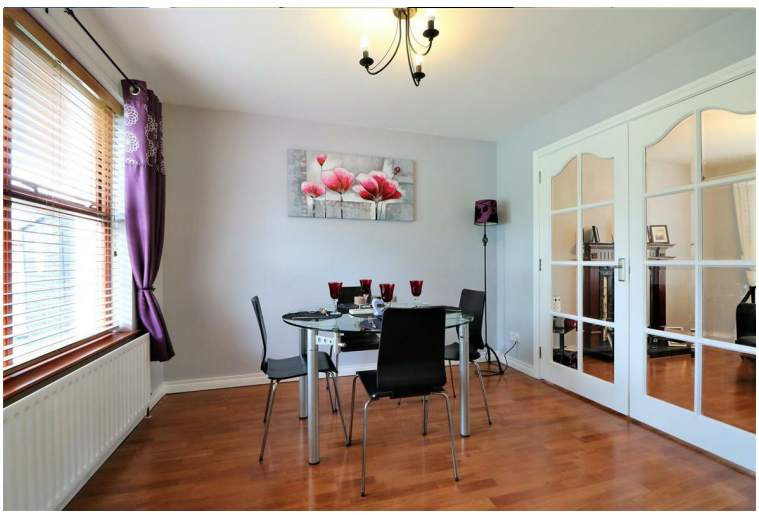
EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching double glazed side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

FAMILY ROOM 12'8" x 11'0"

Gas fire in tiled fireplace with timber surround. Wood laminate floor covering. Picture window to front elevation.

LOUNGE 11'1" x 11'0"

Open fire in ornate cast iron and tiled inset, mahogany surround and slate tiled hearth. Wood laminate floor covering. Glazed panelled doors into:

DINING ROOM 11'1" x 10'6"

Wood laminate floor covering. Picture window to rear elevation. Open arch into:







KITCHEN 11'5" x 8'10"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated hob with extractor canopy above. Built in eye level oven. Integrated dishwasher. Part tiled walls. Tiled floor.

UTILITY ROOM 8'10" x 6'2"

Range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to work surface. Tiled floor. Hardwood double glazed rear door.

FIRST FLOOR

LANDING

Access to roof space and shelved hot press.

PRINCIPAL BEDROOM 14'7" x 9'3"

Picture window to front elevation. Open arch to dressing area.

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Part tiled walls.

BEDROOM 2 widest points

Picture window to front elevation.

BEDROOM 3 11'1" x 9'0"

Picture window to rear elevation.

BEDROOM 4 11'3" x 7'10"

Picture window to rear elevation.

FAMILY BATHROOM

White four piece suite comprising panelled bath, quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit and panelled walls to shower. Part tiled walls.

EXTERNAL

Private driveway area finished in brick pavior and separate private driveway to front of garage finished in asphalt.
Front gardens finished in lawn, brick pavior pathways and array of plants, tress and shrubbery.
Fully enclosed rear garden finished in lawn, paved patio area and shrub beds.
PVC oil storage tank.
External lighting.
Outside tap.

LARGE DETACHED MATCHING GARAGE 20'10" x 14'5"

PVC coated roller shutter door, separate service door, oil fired central heating boiler, light and power.







Well presented four bedroom / three reception detached home, with large matching detached garage, located within the well sought after Fir Grove Lane development, off Cunningham Way, Antrim.

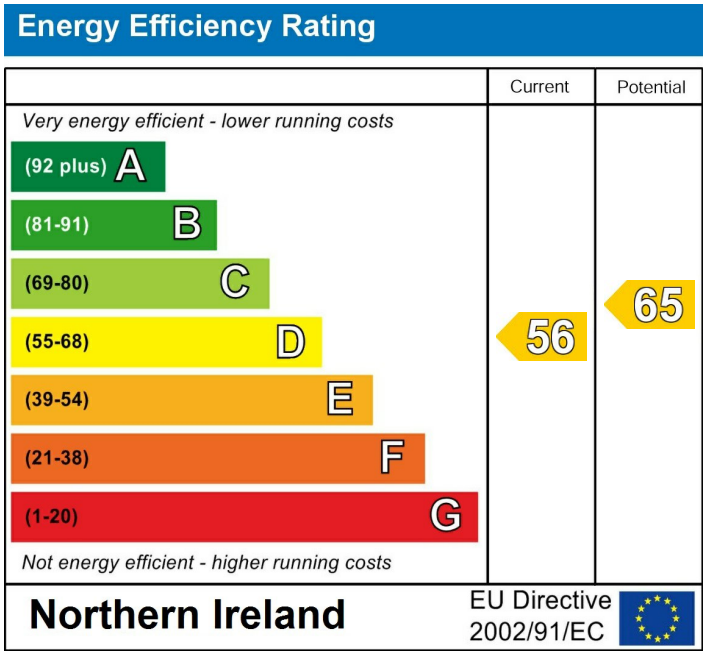
The property comprises entrance hall, lounge with open fire, separate family room with gas fire, dining room with open arch into modern fitted kitchen, utility room, four well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white four piece suite.

Externally, the property enjoys generous sized private driveways finished in brick pavior and asphalt, large matching detached garage and gardens front and rear finished in lawn, paved patio and array of plants, trees and shrubbery.

Other attributes include oil heating, double glazing and convenient location.

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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