COLIN GRAHAM RESIDENTIAL

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81 Carnbeg Dale, Antrim, BT41 4RE

- Immaculately Presented Detached Home
- Four Bed; One+ Rec. / Three Bed; Two+ Rec.
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Private Driveway & Garage
- Adaptable Accommodation
- Bay Fronted Lounge
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped Gardens; View Towards Green

Offers Over £249,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed French doors. Tiled floor. Glass panelled door leading to:

ENTRANCE HALL

Wood laminate floor covering. Feature height ceiling continuing throughout remainder of property. Stairwell to first floor. Access to cloakroom.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 17'4" x 16'1" (wps)

Box bay window to side elevation. Cast iron fireplace with gas fire, tiled hearth and timber surround. Wood laminate floor covering.

RECEPTION 2 / BEDROOM 4 13'10" x 10'2"

Vaulted ceiling. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.







KITCHEN WITH INFORMAL DINING AREA 13'1" x 11'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 9'4" x 5'3"

Range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for dishwasher. Space for tumble dryer. Splashback tiling to walls. Gas fired central heating boiler (housed within matching unit). Tiled floor. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space and hot press.

PRINCIPAL BEDROOM 11'8" x 10'4"

Dual aspect windows. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

BEDROOM 2 11'9" x 8'8" (plus recess & wardrobe space)

Fitted wardrobe in mirror panelled, sliding doors. Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 9'4" x 7'3"

Dual aspect windows. Wood laminate floor covering.

FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and curved glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Low maintenance front garden finished in decorative stone and range of shrubs.
Side garden finished in lawn and mature trees.
Private driveway finished in tarmac.
Low maintenance, fully enclosed rear garden finished in artificial grass and paved patio areas.
Raised flower bed with range of plants and shrubs.
External lighting.
Outside tap.
Enclosed service area.





MATCHING DETACHED GARAGE 19'10" x 9'10"

PVC coated, roller shutter door. Separate service door to rear garden. Power, light, flooring and partially floored roof space via slingsby style ladder.

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/two+ reception, detached family home, occupying a prime site within the popular Carnbeg development, Antrim.

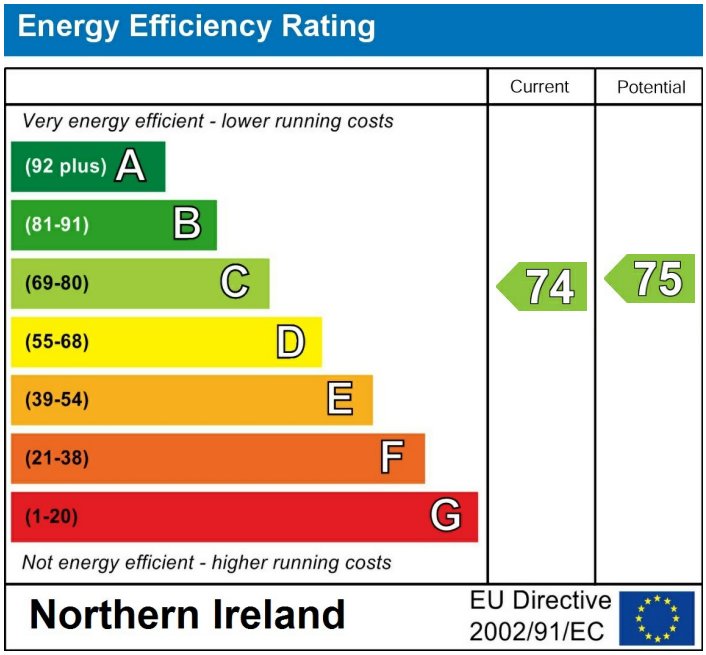
The property comprises entrance porch, entrance hall, furnished cloakroom, bay fronted lounge, separate dining room/ground floor bedroom, kitchen with informal dining area, utility room, three well-proportioned bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, matching detached garage, and fully landscaped gardens.

Other attributes include gas heating, PVC double glazing, views towards landscaped green, and convenient location.

Early 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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