

simon**BRIEN**
RESIDENTIAL

46 Castlewater Gardens,
Antrim, BT41 4FP



Asking Price £197,500

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Recently Constructed Semi-Detached Family Home
- Beautifully Presented Accommodation Extending To Approximately 1,110 Sq Ft
- Three Generous Bedrooms
- Spacious Living Room With Multi-Fuel Burning Stove
- Excellent Open Plan Kitchen / Living / Dining - Kitchen With Fully Range Of Integrated Appliances
- Utility Room & Downstairs Cloakroom
- Contemporary Bathroom & Ensuite
- Gas Heating & Double Glazing
- Fully Enclosed Gardens To Rear & Driveway Parking
- Ideal First Time Buy Or For Young Professional Couple / Family
- Popular & Convenient Residential Location Off The Randalstown Road, Close To Local Amenities, Schooling & Transport Routes

SUMMARY

Castlewater Gardens is an exceptional new development which is beautifully located off the Randalstown Road, in one of Antrim's most sought after locations, close to all local amenities, schooling, Castle Grounds, and transport routes connecting Belfast and other surrounding towns.

The property is beautifully presented accommodation, extending to approximately 1,100 Sq Ft providing a layout of three bedrooms, spacious living room, together with open plan living / kitchen / dining, contemporary bathroom and ensuite. In addition, the property benefits from an enclosed rear garden and driveway parking.

Likely to be of interest to the first time buyer, professional couple or young family. Viewing is by private appointment by contacting our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door leading to Entrance Hall with tiled floor.

LIVING ROOM:

16' 5" x 12' 2" (5m x 3.71m)

Multi-fuel burning stove. Wood strip flooring. Double doors to:

KITCHEN / LIVING / DINING AREA:
19' 0" x 11' 10" (5.79m x 3.61m)

Excellent range of high and low level units. Quartz worktops. 1.5 bowl sink unit. 4 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer and dishwasher.

UTILITY ROOM:
6' 7" x 5' 11" (2.01m x 1.8m)

Range of high and low level units. Single drainer sink unit. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Wash hand basin.



FIRST FLOOR

BEDROOM (1):
13' 9" x 11' 10" (4.19m x 3.61m)

Built-in mirrored sliding wardrobe.

ENSUITE SHOWER ROOM:

White suite comprising low flush WC. Semi-pedestal wash hand basin. Enclosed shower cubicle.



BEDROOM (2):
10' 10" x 10' 10" (3.3m x 3.3m)

Built-in mirrored sliding wardrobe.



BEDROOM (3):
8' 6" x 7' 11" (2.59m x 2.41m)



BATHROOM:

White suite comprising panel bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin.

LANDING:

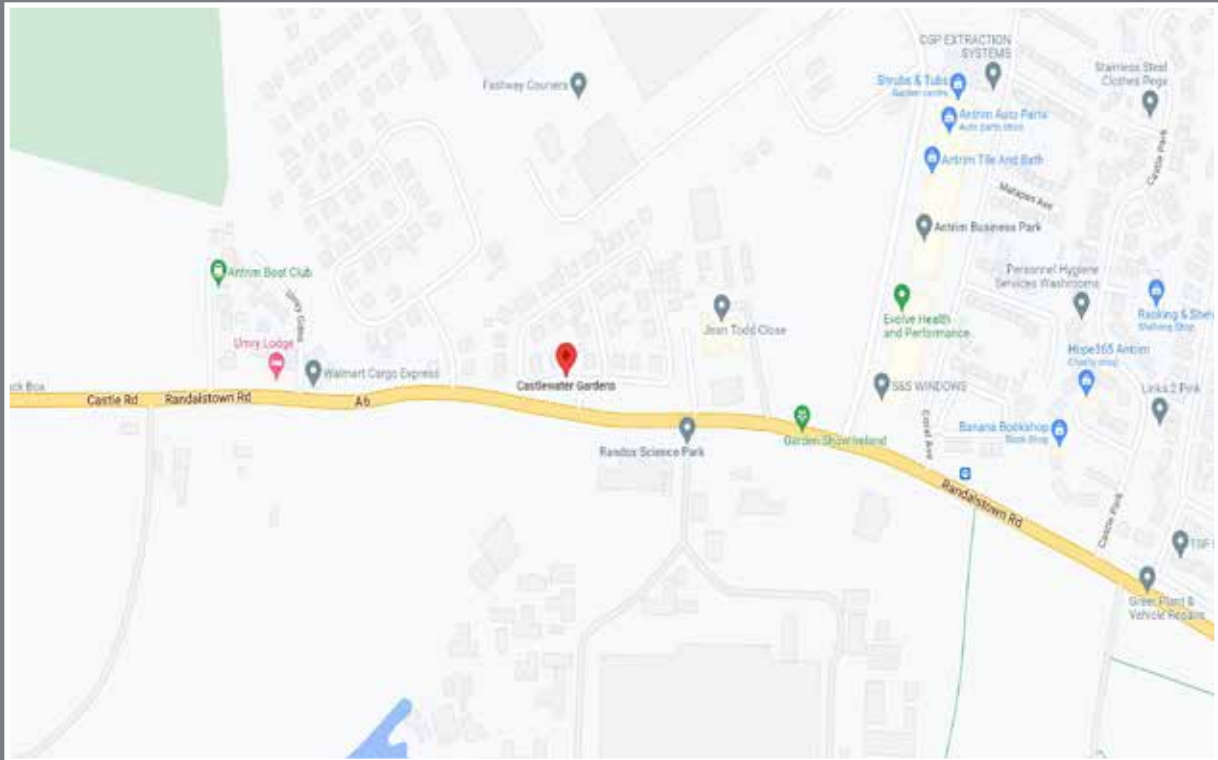
Airing cupboard. Access to floored roof space.

OUTSIDE

Enclosed rear gardens laid in lawns and patio. Driveway parking.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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