

simon**BRIEN**
RESIDENTIAL

36 Castlewater Wood,
Antrim, BT41 4FQ



Asking Price £282,500

Telephone 02890 668888
www.simonbrien.com

Key Features

- Attractive Recently Constructed Detached Family Home
- Beautifully Presented Accommodation Throughout
- Four Generous Bedrooms
- Spacious Living Room With Wood-Burning Stove
- Open Plan Kitchen / Dining Area - Kitchen With Full Range Of Integrated Appliances
- Separate Utility Room / Downstairs Cloakroom
- Contemporary Bathroom & Ensuite
- Gas Fired Central Heating / PVC Double Glazing
- Fully Enclosed Rear Garden & Patio Area
- Driveway Parking
- Detached Garage
- Ideal For Growing Family
- Popular & Convenient Residential Location Off The Randalstown Road, Close To Local Amenities, Schooling & Transport Routes
- Timber Outside Office / Bar With Power & Light (Available By Separate Negotiation)

Summary

Castlewater Wood is an exceptional new development 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 has beautifully presented accommodation, with a high degree of specification, and providing a layout of, four bedrooms, spacious living room, together with kitchen / casual dining area, utility room, bathroom, and ensuite. In the addition, the property benefits from a pleasant site, with garden to rear and driveway parking.

Likely to be of interest to the professional couple or young family in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

ENTRANCE

uPVC front door to:

ENTRANCE HALL:

Ceramic tiled floor.



GROUND FLOOR

DOWNSTAIRS WC:

Ceramic tiled floor. Low flush WC. Pedestal wash hand basin with floor to ceiling tiling. Low voltage spotlighting. Built in cupboard.



LIVING ROOM:
18' 7" x 13' 11" (5.66m x 4.24m)

Laminate wood floor. Wood burning stove and slate hearth.



KITCHEN/DINING AREA:
19' 0" x 13' 2" (5.79m x 4.01m)

Ceramic tiled floor. Low voltage spotlighting. Range of high and low level units with granite worktops. Inset ceramic sink unit. Indecent integrated dishwasher. Pull out bin. Hotpoint double oven. Frontless integrated fridge freezer. Built in wine cooler. Centre island. Double uPVC doors leading outside to paved patio area.



UTILITY ROOM:
9' 4" x 5' 3" (2.84m x 1.6m)

Ceramic tiled floor. Range of high and low level units. Part tiled walls. Sink. Plumbed for washing machine. Space for tumble dryer. Extractor fan. uPVC door leading outside.

FIRST FLOOR

LANDING:

Ladder to fully floored roofspace.

MAIN BEDROOM:

13' 4" x 11' 11" (4.06m x 3.64m)

FULLY TILED ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Fully tiled shower unit. Low voltage spotlighting. Extractor fan.



BEDROOM (2):

11' 11" x 8' 10" (3.64m x 2.70m)



BEDROOM (3):

12' 8" x 8' 10" (3.87m x 2.70m)



BEDROOM (4):

10' 8" x 9' 2" (3.26m x 2.80m)

Range of built in furniture.

FULLY TILED BATHROOM:

Low flush WC. Pedestal wash hand basin. Bath with shower above. Low voltage spotlighting. Extractor fan. Shelved hotpress.



OUTSIDE

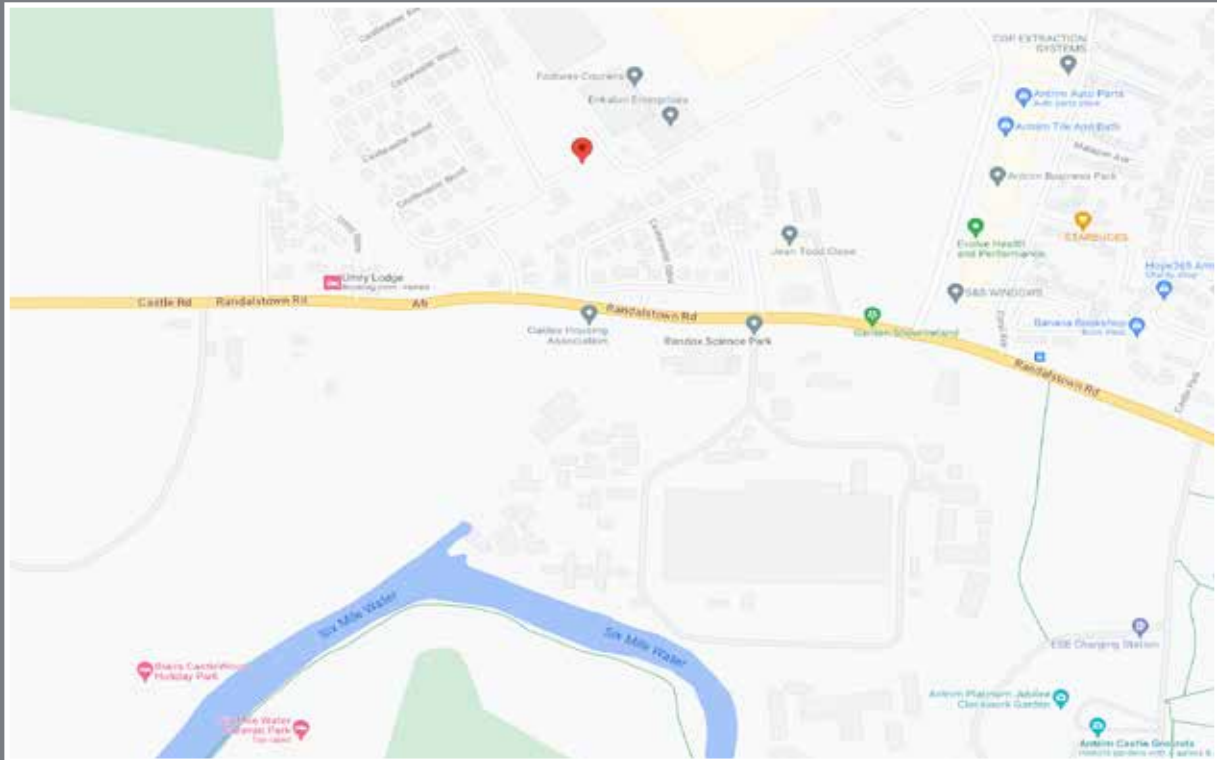
GARAGE:

18' 6" x 11' 9" (5.65m x 3.58m)

Power and light. Electric up and over door. High and low level units. PVC side door.



Location



36 Castlewater Wood, Antrim BT41 4FQ

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**



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