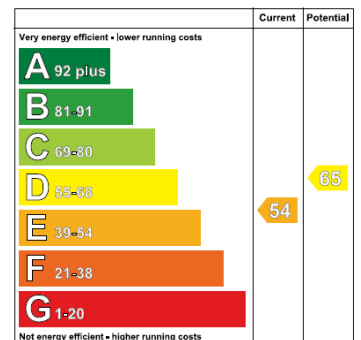




15 MEADOW LANDS, ANTRIM, BT41 4EU

We are delighted to offer the opportunity to purchase this attractive detached residence which is within an ever popular residential development. This well presented property benefits from three spacious bedrooms (master with ensuite), generous lounge with feature fireplace, fitted kitchen with space for informal dining, sunroom and deluxe family bathroom. The dwelling further boasts brick paviour driveway leading to a detached garage and beautifully landscaped gardens, we recommend internal viewing to fully appreciate the extent of this exquisite property.



EPC Rating: E54 / D65

Offers In The Region Of : £154,950



Registration Number: NI 631370

Regulated by RICS

46 High Street,
Antrim,
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,
Coleraine,
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20 The Diamond,
Portstewart,
BT55 7JN

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FEATURES

- Attractive Detached Residence
- In Close Proximity To Commuter Networks, Public Transport Routes And Local Amenities
- Three Bedrooms (Master With Ensuite)
- Generous Lounge With Feature Fireplace
- Fitted Kitchen With Space For Informal Dining Area
- Family Bathroom Encompassing White Four Piece Suite
- Enclosed Rear Garden
- Detached Single Car Garage
- Double Glazed Windows / Oil Fired Central Heating

GROUND FLOOR

ENTRANCE HALL:

PVC double glazed entrance door. Wood laminate flooring. Under stair storage. Stairwell leading to first floor. BT point and single radiator.

LOUNGE:

4.56m x 4.05m

Spacious reception room with feature fireplace with wooden surround, tiled hearth and cast iron inset. Bay window overlooking front garden. French doors leading to kitchen. Wood laminate floor. TV point. Double radiator.



KITCHEN WITH SPACE FOR INFORMAL DINING:

6.55m x 2.97m

Fitted kitchen incorporating a range of low and high level units with contrasting laminate work surfaces. 1 ½ bowl stainless steel sink and drainer unit with mixer tap. Integrated dishwasher and free standing under counter fridge freezer. Electric cooker and extractor canopy above. Part tiled walls. PVC double glazed door leading to rear garden, French doors into lounge and open plan to sunroom. Lighting inset under high level units. Space for informal dining. Double radiator.



SUNROOM:

3.25m x 2.66m

Generous reception area with wrap around PVC double glazed windows and French doors leading to rear garden. Tiled floor, double radiator and TV point. Open plan to Kitchen.



FIRST FLOOR

LANDING:

Storage cupboard with insulated hot water tank and integrated shelving. Access to part floored attic space. PVC double glazed window to side.

BEDROOM 1:

4.53m x 2.90m (at widest point)

Generous double bedroom with built in furniture and Single radiator.

ENSUITE:

White three piece suite comprising of low flush wc, vanity wash hand basin and shower enclosure with thermostatically controlled rain shower unit within. Ceramic tiled flooring and tiled walls. Chrome towel radiator. Extractor fan.



BEDROOM 2:

3.61m x 2.98m

Spacious double bedroom with built in furniture, TV point and single radiator.

BEDROOM 3:

2.99m x 2.80m (at widest point)

Third bedroom with built in wardrobe and single radiator.

DELUXE FAMILY BATHROOM:

White four piece suite comprising of wc, pedestal wash hand basin, panel bath and fully tiled shower enclosure with thermostatically controlled shower unit within. Ceramic tiled flooring and part tiled walls. Chrome towel radiator and extractor fan.



DETACHED GARAGE:

5.94m x 3.03m

Generous garage space accessed via roller door from driveway and service door leading into rear gardens. Light and power within. Plumbed for washing machine and vented for tumble dryer.

EXTERNAL FEATURES:

- Private And Fully Enclosed Rear Gardens Laid In Neat Lawn And With Decking Area.
- Front Gardens Laid In Neat Lawn.
- Block Paviour Driveway With Ample Space For Several Vehicles
- Outside Tap & Lights.



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Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

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