



SALE AGREED

18 Oakdale Manor

Antrim, BT41 1QA



New to the market – 18 Oakdale Manor, Antrim
This beautifully presented family home offers stylish and spacious living in a sought-after location just off Fountain Hill. Boasting a generous lounge, a modern fitted kitchen open plan to an informal dining area and a bright sunroom, this property is perfect for both everyday family life and entertaining. Additional features include a convenient downstairs W/C, three well-proportioned bedrooms – with the master benefiting from an en-suite – and a sleek white family bathroom. Outside, enjoy tranquil gardens with a paved patio area ideal for summer relaxation. With local schools, shops, and amenities all close by, this is an ideal home for families looking to settle in a prime Antrim location.

HALLWAY 8'9 x 6'6 (2.67m x 1.98m)
uPVC front door with glazed side panels and glazed feature inset. Laminate wood effect flooring.

DOWNSTAIRS W/C 4'6 x 4'11 (1.37m x 1.50m)
Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled floor.

LIVING ROOM 16'8 x 11'4 (5.08m x 3.45m)
Feature open fire with ornate surround and mantle. Tiled inset with matching heart. Laminate wood effect flooring.

DINING ROOM 8'8 x 9'8 (2.64m x 2.95m)
Laminate wood effect flooring.

FITTED KITCHEN 16'9 x 7'10 (5.11m x 2.39m)
Range of high and low level solid wood units with contrasting worktops. 1.5 bowl granite sink unit with drainer and mixer taps. Integrated induction hob. Integrated electric oven. Integrated extractor fan. Integrated Nordmende microwave. Integrated fridge freezer. Porcelain tiled floor. Tiled splashback. Access to storage.

STORAGE 3'6 x 2'8 (1.07m x 0.81m)

SUNROOM 12'4 x 13'7 (3.76m x 4.14m)
Laminate wood effect flooring. French doors leading to rear garden.

FIRST FLOOR

LANDING 14'8 x 6'2 (4.47m x 1.88m)
Access to roofspace.

BEDROOM 1 10'2 x 14'8 (3.10m x 4.47m)
Laminate wood effect flooring. Built in wardrobes.

ENSUITE 6'10 x 5'7 (2.08m x 1.70m)
White suite comprising fully enclosed electric power shower. Low flush W/C. Vanity style sink unit with mixer taps. Tiled floor. Tiled walls.

BEDROOM 2 10'2 x 7'11 (3.10m x 2.41m)
Laminate wood effect flooring.

BEDROOM 3 10'2 x 7'11 (3.10m x 2.41m)
Laminate wood effect flooring.

BATHROOM 9'5 x 5'7 (2.87m x 1.70m)
White suite comprising tiled bath with mixer taps. Low flush W/C. Pedestal was hand basin with mixer taps. Tiled floor. Tiled splashback.

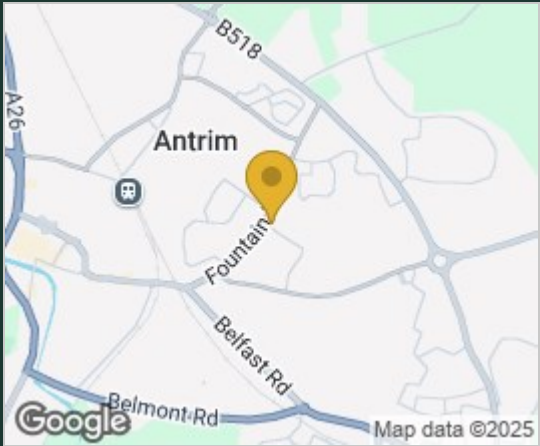
OUTSIDE
Rear laid in lawn bordered by mature shrubbery and flower beds. Paved seating area. Outdoor lighting. Outdoor tap.

Front laid in lawn with mature shrubbery.

Pebble finished driveway for multiple cars, with further benefit of an EV Charger in situ.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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