

## 21 Maplehill, Antrim, County Antrim, BT41 2BX



### PRICE Offers Over £114,950

We are delighted to offer for sale this well presented three bedroom end terraced house in this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities and the town bus service.

Finished to a high standard throughout the property boasts quality cream contemporary kitchen units with integrated low level fridge, freezer and dishwasher, together with a white bathroom suite to the first floor and ground floor WC.

The property also benefits from PVC wood effect double glazed windows and external doors together with PVC fascia and soffits and oil-fired central heating making this the ideal choice for those who just want to purchase a home and move in.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803





## FEATURES

- PVC double glazed door to entrance porch / Door to;
- Entrance hall with staircase to first floor
- Generous lounge 13'7" x 11'4" / Glass fronted fireplace
- Kitchen with informal dining area / Full range of cream contemporary high and low level units / Integrated Fridge, freezer and dishwasher
- Rear hall with ground floor WC
- Extended garden room to the rear
- Three well proportioned bedrooms / Two with built-in storage
- Bathroom with white suite with a panel bath with shower over
- Fully enclosed gardens to the front and rear / Open aspect to the front
- / PVC wood effect double glazed windows and external doors / PVC soffits and fascia boards / Oil-Fired central heating

## ACCOMMODATION

### OUTSIDE FRONT

Open aspect to the front. Fully enclosed front garden with 4ft timber fencing and pedestrian gate. Well stocked flower bedding. Paved pathway to;

### ENTRANCE PORCH

Wood effect PVC double glazed door with sidelights to entrance porch. Single radiator. 8 Panel glass door too;

### ENTRANCE HALL

Staircase to first floor with moulded handrail and painted balustrading. Understairs storage cupboard with electric meter cupboard with electric meter. 1 x Single and 1 x Double radiator.

### LOUNGE

**13'7" x 11'4" (4.157 x 3.476)**

Feature glass fronted fire with granite hearth and ornate mahogany surround. Double radiator.

### KITCHEN WITH INFORMAL DINING

**11'6" x 9'9" (3.521 x 2.984)**

Range of cream contemporary style high and low level kitchen units with contrasting worktops, complimentary splashback tiling and short chrome handles. Single drainer stainless steel sink unit with chrome mixer tap and pelmet lighting over. Integrated wine wrack and display cabinet. Space for cooker with concealed overhead extractor fan. Space for washing machine. Integrated low level fridge and freezer. Integrated dishwasher. Fully tiled floor. Single radiator.

### GROUND FLOOR WC

White suite comprising a low flush WC and wall mounted wash hand basin with chrome mixer tap. Fully tiled floor and walls. Single radiator.

### REAR PORCH / GARDEN ROOM

**10'4" x 7'1" (3.158 x 2.160)**

Dual aspect windows. Double radiator. Wood effect double glazed door with sidelights to the rear.



## FIRST FLOOR LANDING

Access to loft via "Slingsby" style ladder. Hot press with insulated copper cylinder and immersion. Shelving above.

## BEDROOM 1

11'8" x 8'6" (3.570 x 2.603)

Integrated storage cupboard. Single radiator.

## BEDROOM 2

11'9" x 9'8" (3.585 x 2.958)

Integrated storage cupboard. Double radiator.

## BEDROOM 3

8'8" x 9'0" (2.653 x 2.748)

Integrated bedroom storage furniture. Single radiator.

## BATHROOM

5'10" x 5'2" (1.783 x 1.599)

White suite comprising a low flush push button WC. Wash hand basin with 'Victorian' style hot and cold taps and a panel bath with 'Redring Zeta' electric shower over and glazed screen and fully tiled walls. Single radiator.

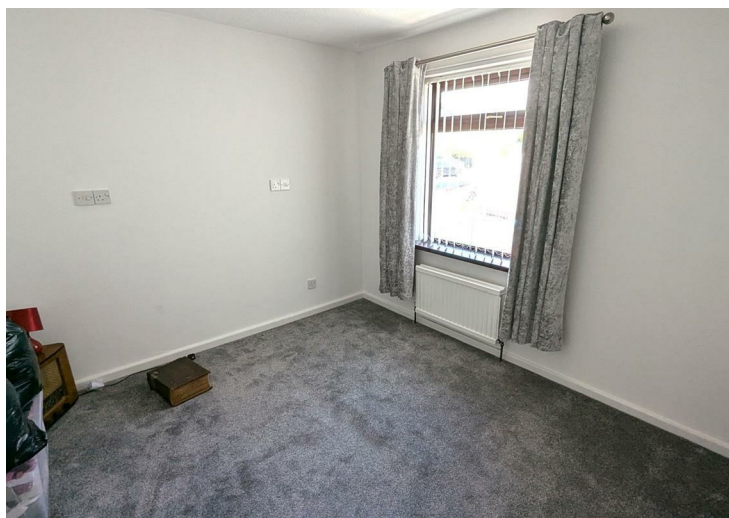
## OUTSIDE REAR

Vehicular access via decorative iron double gates to fully paved and enclosed rear yard with off-street parking. 4ft to 6ft timber fencing. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.

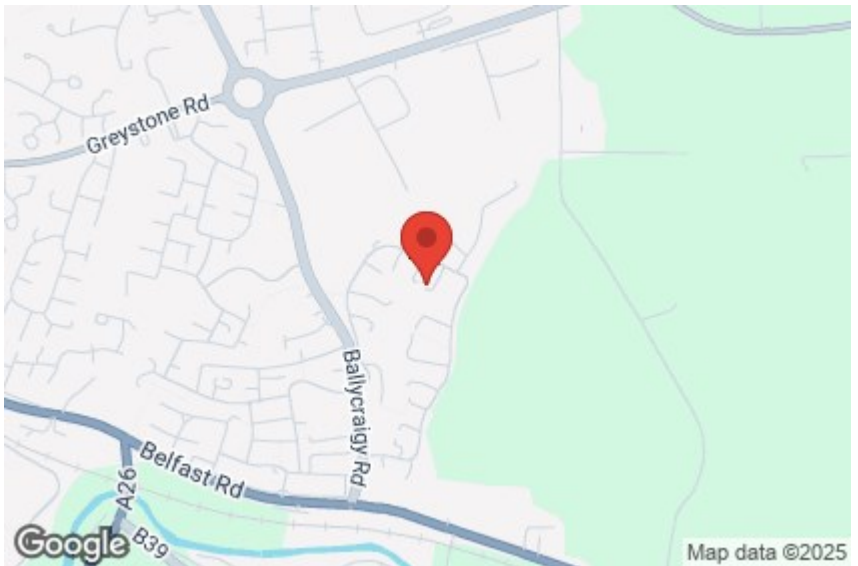






### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |           |



**Mortgage IQ**

**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageIQ.co.uk

**IQ**  
WE KNOW WHAT IT TAKES

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

**PRS** Property  
Redress  
Scheme