

42 Abbeyfield Park, Antrim, County Antrim, BT41 2DH**PRICE Offers Over £99,950**

This is an excellent opportunity for First Time Buyers and investors alike to purchase a well presented and deceptively spacious three bedroom end-terraced house occupying a large site within this sought after estate on the outskirts of Antrim town and close to most amenities and transport facilities. Benefiting from UPVC double glazed windows, modern beech effect fitted kitchen, gas-fired central heating together with generous outdoor space.
Early viewing strongly recommended.

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Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with staircase to first floor
- Living room 21'8 x 10'9(max) with electric fire with coal effect and feature wooden surround
- Kitchen with informal dining area
- Full range of Beech effect 'Shaker Style' high and low level units
- Rear hall with former ground floor W/C
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite / Panel bath with electric shower
- Gas central heating
- Spacious enclosed garden to front

ACCOMMODATION

PVC double glazed front door to;

ENTRANCE HALL

Wood laminate floor. Staircase to first floor.

LIVING ROOM

21'8" x 10'9" (at max) (6.60m" x 3.28m" (at max))

Electric coal effect fire with feature rustic wooden surround and polished granite effect inset and hearth. Wood laminate floor. Two double radiators.

KITCHEN WITH INFORMAL DINING AREA

21'7" x 7'5" (6.58m" x 2.26m")

Full range of beech effect "Shaker" style high and low level units with feature handles and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer taps. Complimentary tiled splash back. Space for cooker with pyramid style stainless steel overhead extractor. Plumbed for dishwasher and washing machine. Wood strip ceiling with integrated directional eyeball spot lights. Double radiator.

REAR HALL

Under stair storage and second cupboard (former ground floor W/C) plumbed for washing machine. Wood laminate flooring. Single radiator.

FIRST FLOOR LANDING

Hotpress with 'Ideal' Gas boiler. Direction spot lights.

BEDROOM 1

10'9" 12'7" (3.28m" 3.84m")

Built-in storage cupboard. Wood laminate flooring. Single radiator.

BEDROOM 2

15'7" x 7'6" (4.75m" x 2.29m")

Built-in wardrobe. Wood laminate flooring. Single radiator.

BEDROOM 3

8'9" x 9'11" (2.67m" x 3.02m")

Wood laminate flooring. Single radiator.

BATHROOM

7'4" x 5'9" (2.24m" x 1.75m")

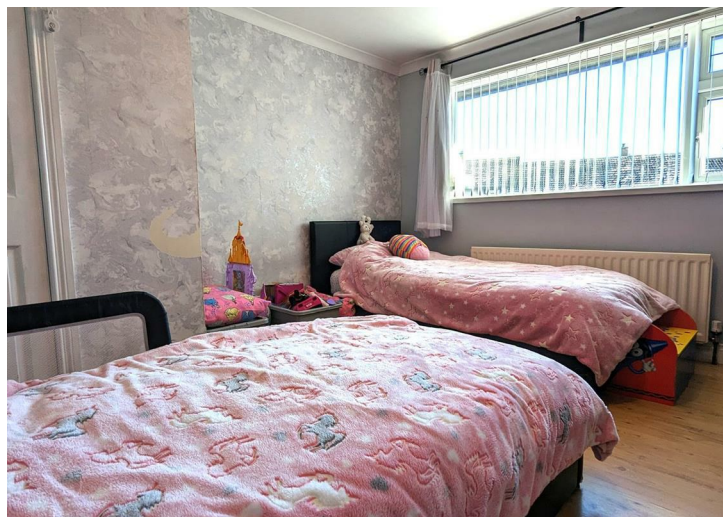
White suite comprising push button low flush W/C. Pedestal wash hand basin with mixer tap and complimentary tiled splash back. Panelled bath with mixer tap and 'Triton' electric shower over. Fully tiled to bath.

OUTSIDE

Feature pedestrian iron gate to large fully enclosed front and side garden in lawn. Decorative double gates to rear with vehicular access to fully paved patio / parking area.

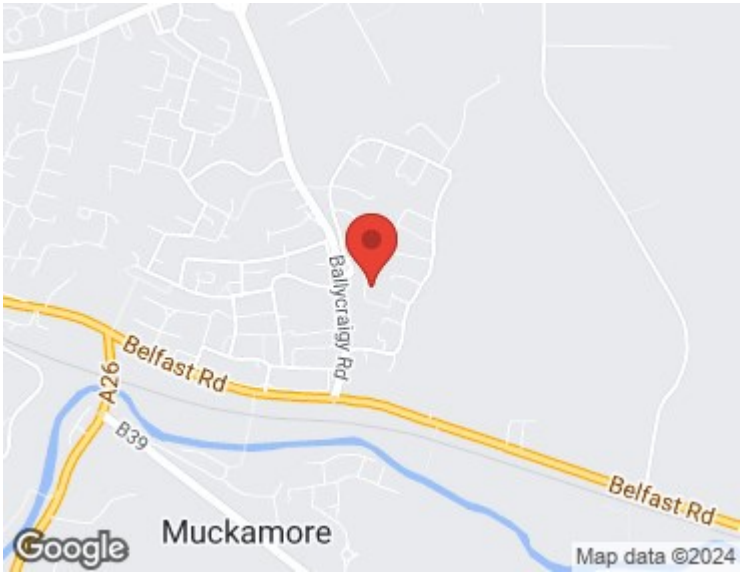
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 61 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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