

## 6 Oldstone Manor, Muckamore, Antrim, BT41 4DY



### PRICE Offers Over £117,950

This is a superb opportunity to purchase a beautifully presented first floor apartment in this distinguished historic building occupying an enviable elevated position with outstanding views over surrounding mature countryside. Finished to a high standard throughout, the property benefits from gas fired central heating, double glazed windows, quality kitchen units with a full range of integrated appliances and luxury bathroom suite to include shower bath with curved screen and thermostatic shower unit over. Only on full internal viewing can one fully appreciate the splendour of this unique property and it's beautiful surroundings.

Early viewing strongly recommended.

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## FEATURES

- Original feature doorway to fully tiled communal entrance hall
- Inner foyer with staircase to upper levels
- Private entrance hall with telephone door entry intercom / Built-in storage cupboard
- Living room with informal dining area / Open to;
- Kitchen with full range of off white "Shaker" style high and low level units
- Integrated oven, gas hob, fridge, freezer and washing machine
- Well proportioned bedroom / Superb views over the mature grounds
- Bathroom with modern white suite to include shower bath with curved glass screen
- PVC double glazed windows / Gas-fired central heating
- Extensive communal gardens and enclosed communal parking

## ACCOMMODATION

Open entrance porch with decorative leaded glass sidelight. Mail boxes. Push buzzer door entry intercom. 9 panel original door and leaded glass sidelights to:-

### ENTRANCE HALL

Fully tiled floor. Time delay light switches. Access to:-

### FOYER AND STAIRWELL

Staircase to first floor with wrought iron handrail and barley twist balustrade.

### FIRST FLOOR LANDING

Access to:-

### INNER HALL

6 panel entrance door to:

### SPACIOUS PRIVATE ENTRANCE HALL

**17'11 x 6'9 (5.46m x 2.06m)**

Single radiator. Door to:

### BUILT-IN STORAGE

with "Worcester" gas boiler.

### LIVING ROOM INTO INFORMAL DINING

**12'9 x 12'1 (3.89m x 3.68m)**

Wall mounted electric log effect fire. Two double radiators. Open to:



## KITCHEN

9'8 x 7'4 (2.95m x 2.24m)

Full range of off white coloured "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Breakfast bar with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with stainless steel back and stainless steel pyramid style over head extractor. Mid level oven. Integrated fridge and freezer. Integrated washer dryer. Fully tiled floor.

## BEDROOM 1

12'6 x 12'4 (3.81m x 3.76m)

Dual aspect windows. Double radiator.

## BATHROOM

6'9 x 6'6 (2.06m x 1.98m)

Modern white suite comprising shower bath with off set "monobloc" mixer taps and thermostatic shower unit. Curved glass screen. Half pedestal wash hand basin with tiled splash back and "monobloc" mixer taps. Push button low flush W/C. Polished chrome heated towel rail. Fully tiled walls to bath area. Fully tiled floor. Extractor fan.

## OUTSIDE

Long flowing tarmac drive to main front area with granite kerbed edging and communal lawn. Decorative remote electric gates to communal enclosed parking.

## 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                                   | 79      | 79        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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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