

## 29 Birch Hill Meadows, Antrim, BT41 2TY



### PRICE Offers Over £144,950

This is an excellent opportunity to purchase a very affordable three bedroom semi-detached house occupying a superb position within this sought after residential development on the outskirts of Antrim town yet within easy access of Antrim Area Hospital, local schools and the bus and train stations. Benefiting from maple effect kitchen units with integrated oven and hob, together with a modern white bathroom suite to include panel bath with electric shower over, PVC double glazed windows and sliding patio doors and oil-fired central heating, this property is likely to appeal to a wide range of potential purchasers to include First Time Buyers and investors looking to benefit from the proximity to the Hospital.

With a tarmac drive to the side allowing for off-street parking for at least two cars and a garden to the rear boasting excellent sun orientation, this property can only be appreciated on full internal inspection.

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

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 15'7 x 12'0 with open fire and feature wooden surround with part polished cast iron inset
- Kitchen with informal dining area / PVC double glazed sliding patio doors to rear
- Full range of maple effect high and low level units with chrome handles
- Integrated oven and hob / Space for fridge and freezer
- First floor landing with access to loft / Hotpress with insulated tank and "Willis" type immersion heater
- Three well proportioned bedrooms / Principle bedroom with built-in wardrobe with sliding mirrored doors
- Bathroom with modern white suite to include panel bath with electric shower over / Half pedestal wash hand basin
- PVC double glazed windows / Oil-fired central heating / Tarmac drive to side with off-street parking for two plus cars
- Excellent opportunity for First Time Buyers / No onward chain / Excellent sun orientation

## ACCOMMODATION

Hard wood entrance door with double glazed insets to:

### ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail. Single radiator.

### LIVING ROOM

**15'7 x 12'0 (4.75m x 3.66m)**

Open fire with feature wooden surround and part polished cast iron inset. Slate tiled hearth. Double radiator. Access to under stair storage.

### KITCHEN INTO INFORMAL DINING

**15'5 x 8'9 (4.70m x 2.67m)**

Full range of maple effect high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Space for fridge freezer and plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Low voltage down lights. Single radiator. PVC double glazed sliding patio doors to rear.



## FIRST FLOOR LANDING

Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Access to loft.

## BEDROOM 1

13'4 x 8'6 (4.06m x 2.59m)

plus built-in wardrobes with sliding mirrored doors. Single radiator.

## BEDROOM 2

8'10 x 7'7 (2.69m x 2.31m)

Single radiator.

## BEDROOM 3

8'10 x 7'5 (2.69m x 2.26m)

Single radiator.

## BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

Modern white suite comprising panelled bath with mixer taps. "Heatstore" electric shower over. Folding screen. Push button low flush W/C and half pedestal wall mounted wash hand basin with mixer taps and tiled splash back. Mostly tiled walls to bath area. Fully tiled floor. Extractor fan. Single radiator.

## OUTSIDE

Garden to front in neat lawn. Tarmac drive to side with off street parking for 2 cars. Timber fencing to: Rear garden in lawn and paved pathway. PVC tank. New pre fabricated oil fired boiler house. 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.







### 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>	<b>70</b>	<b>71</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 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