

7 Carnbeg Square, Antrim, BT41 4RH**PRICE Offers Over £139,950**

This is an excellent opportunity for young first time buyers and professionals alike to purchase an exceptionally well presented two bedroom end townhouse in this sought after location on the outskirts of Antrim town close to all local amenities and transport facilities. Occupying a generous corner site with private enclosed garden to the rear and overlooking the play park this property has been finished to a high standard throughout and offers generous well proportioned accommodation with modern sanitary ware and quality kitchen units to include at a realistic price.
Early viewing strongly recommended.

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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

- Fully tiled entrance hall with staircase to first floor
- Spacious living room with bay window and feature fireplace
- Kitchen with informal dining area / Double glazed door
- Full range of "Shaker" style high and low level units with integrated oven, gas hob and space for fridge freezer and washing machine
- Ground floor W/C with modern white suite
- Two well proportioned bedrooms
- Bathroom with modern white suite to include shower over bath
- PVC double glazed windows / Gas fired central heating
- Garden to front and side and enclosed garden to rear all in neat lawn
- Excellent home for first time buyers and investors alike

ACCOMMODATION

KITCHEN / INFORMAL DINING AREA

15'11" x 10'3" (at max) (4.870 x 3.127 (at max))

Fully tiled floor. Low voltage down lights. Full range of high and low 'Shaker' style units with contrasting worktops and and splash back tiling. Integrated four ring gas hob with Stainless Steel pyramid style overhead extractor fan and low level Oven/Grill combi. Space for a washing machine and low level Fridge Freezer. Single drainer Stainless Steel sink unit with a chrome mixer tap. Double Radiator

ENTRANCE HALL

Fully tiled floor. Electric fuse cupboard. Staircase to first floor with moulded handrail. Single radiator.

LIVING ROOM

13'3" x 12'5" (at max) (4.061 x 3.787 (at max))

Fully tiled floor. Low voltage down lights. Fire place with marble heart and wooden surround. Double radiator.

DOWNSTAIRS W/C

4'7" x 5'3" (at max) (1.398 x 1.607 (at max))

Modern white suite comprising of a low flush Push Button W/C and pedestal Wash Hand Basin with Chrome Mixer tap and splashback tiling. Fully tiled floor. Single Radiator. Low voltage down lights.

FIRST FLOOR LANDING

Access to loft and storage cupboard with 'Aristan' pressurised water tank. Low voltage down lights.

BEDROOM 1

15'11" x 11'4" (at max) (4.870 x 3.465 (at max))

Dressing area with intergraded storage. Low voltage down lights. Single radiator.

BEDROOM 2

9'1" x 12'4" (at max) (2.780 x 3.765 (at max))

Single Radiator.

BATHROOM

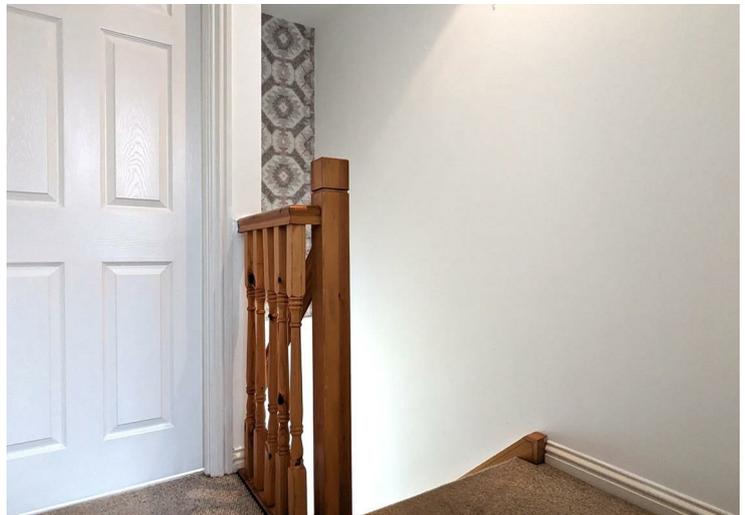
6'6" x 6'6" (at max) (1.998 x 1.995 (at max))

Modern white comprising panel bath shower over and chrome mixer tap. Complimentary splashback tiling to ceiling around bath. Pedestal wash hand basin with chrome mixer tap and splash back. Low flush Push Button W/C. Fully tiled floor with chrome towel radiator. Euro shaver plug socket. Extra fan. Low voltage down lights

OUTSIDE

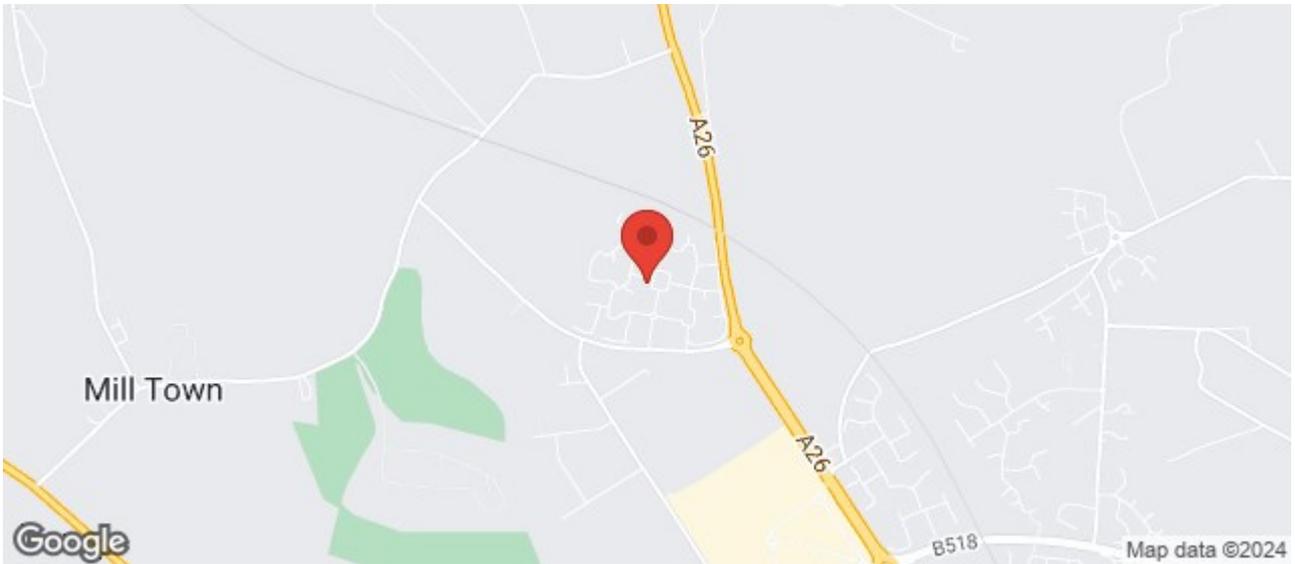
PVC double glazed windows and doors. Side by side parking for two cars. South West facing and fully enclosed. Private rear garden with paved patio area. 6ft timber fencing and brick built wall. Outside tap. Outside lighting. Pedestrian gate to access driveway.

IMPORTANT NOTE TO ALL POTENTIAL





	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC 	



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