

151 Brantwood Gardens, Antrim, BT41 1HS



PRICE Offers Over £139,950

This is a rare opportunity to purchase a deceptively spacious three bedroom semi-detached house occupying a spacious site with gardens to the front and rear and tarmac drive providing off-street parking for three cars. The property has been priced to reflect the need for some modernization relating to the kitchen units and general decor, however it should be noted that some improvement works have been carried out in recent years to include the installation of PVC double glazed windows and external doors together with the upgrading of the former bathroom to create a modern shower room with "easy access" shower area.

Only on full internal inspection can one begin to appreciate the potential of this well proportioned family home.

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 wood laminate floor / Staircase to first floor
- Living room with bow window and open fire / Display alcove with inset shelves and lighting
- Dining room with wood laminate floor / Door to;
- Kitchen with informal dining area / Range of high and low level units in oak effect veneer
- Integrated electric hob and mid level double oven
- First floor landing
- Three well proportioned bedrooms
- Shower room with "easy access" shower area and "Triton Omnicare" electric shower unit / Modern white push button W/C and wash hand basin
- PVC double glazed windows and external doors / Oil-fired central heating
- Gardens to front and rear / Tarmac drive to side with off-street parking for three cars / Space for garage

ACCOMMODATION

PVC double glazed entrance door and sidelights to;

ENTRANCE HALL

Wood laminate floor. Single radiator. Staircase to first floor. Under stair storage.

LIVING ROOM

13' x 12'4" (3.96m x 3.76m)

Bow window. Open fire with ornate tiled surround and hearth. Display alcove in wood with feature arches, inset lighting and shelving. Wood laminate floor. Single radiator.

DINING ROOM

9'9" x 8'3" (2.97m x 2.51m)

Wood laminate floor. Single radiator. Door to;

KITCHEN WITH INFORMAL DINING

12'11" x 11' (3.94m x 3.35m)

(max) Range of high and low level units in oak effect veneer. Contrasting worksurfaces and single drainer stainless steel sink unit with mixer taps. Integrated four ring electric hob and mid level double oven. Plumbed for washing machine and space for fridge freezer. Part tiled walls with decorative inset and border. Pine, part glazed door to entrance hall. Double radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Single radiator. Hotpress with copper cylinder and shelving above. Access to loft.

BEDROOM 1

12'6" x 9'10" (3.81m x 3.00m)

Single radiator.

BEDROOM 2

12'5" x 9' (3.78m x 2.74m)

Single radiator.

BEDROOM 3

9' x 6'10" (2.74m x 2.08m)

Single radiator.

SHOWER ROOM

6'8" x 6'3" (2.03m x 1.91m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Easy access shower area with folding low level glazed door and shower rail over. "Triton Omnicare" shower unit. PVC panelled walls. Non slip floor. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn and paved pathway. Tarmac drive to side with off-street parking for three cars. Open access to;

Rear garden laid mostly in pink stone and paved patio. Brick built oil-fired boiler house. PVC oil tank mostly enclosed by hedging. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	68

Northern Ireland

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.

