

## 15 Belmont Hall Park, Antrim, BT41 1FD



### PRICE Offers Over £154,950

This is an incredibly rare opportunity to purchase a highly coveted ground floor two bedroom apartment in this recently constructed and sought after development on the outskirts of Antrim town and close to all local amenities and transport facilities. Finished to a high standard throughout to include for gas fired central heating, PVC double glazed windows and quality light oak "Shaker" style kitchen units with full compliment of integrated appliances to include gas hob, low level combination oven and grill, dishwasher, washer/dryer, fridge and freezer. The property also benefits from modern sanitary ware to include for double ended bath together with corner quadrant shower cubicle, push button low flush W/C and pedestal wash hand basin. Only on full internal inspection can one begin to appreciate the quality of this superb ground floor apartment ideally suited to First Time Buyers, young professionals and downsizers alike.  
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

- Composite entrance door to Entrance hall with "Kardean" flooring
- Inner hall with access to storage cupboard
- Kitchen with informal dining area
- Full range of light oak woodgrain effect "Shaker" style high and low level units
- Integrated gas hob, low level combination oven and grill, dishwasher, washer / dryer, fridge and freezer
- Open to Living room 15' x 11'6 with access to;
- Store / Office 8'4 x 4'5
- Two well proportioned bedrooms
- Bathroom with modern white suite to include double ended bath, corner quadrant shower cubicle, push button W/C and pedestal wash hand basin
- PVC double glazed windows / Gas fired central heating / Fibre Optic Broadband / Extensive use of "Kardean" flooring

## ACCOMMODATION

Composite entrance door with double glazed inset to:

### ENTRANCE FOYER

Mid grey "Kardean" flooring. Single radiator. Low voltage down lights.

### INNER HALL

"Kardean" flooring. Low voltage downlights. Single radiator.

### STORAGE CUPBOARD

Consumer unit. Single radiator.

### KITCHEN INTO INFORMAL DINING

**17'3 x 11'5 (5.26m x 3.48m)**

Full range of light grey wood grain effect "Shaker" style high and low level units with feature polished chrome handles. Complimentary work surfaces with matching up stands. One and a quarter bowl "Franke" sink unit. Polished chrome mixer taps. Integrated four ring gas hob with coloured glass splash back. Stainless steel and glass over head extractor. Low level oven and grill. Integrated dish washer, washer dryer, fridge and freezer and microwave. Wall mounted concealed gas fired boiler. Double radiator. Glazed door and side panel to entrance hall. Open to:

### LIVING ROOM

**15' x 11'6 (4.57m x 3.51m)**

"Kardean" floor. Low voltage down lights. Double radiator. Access to;

**STORE/OFFICE**

8'4 x 4'5 (2.54m x 1.35m)

"Karndean" floor. Single radiator.

**BEDROOM 1**

12'8 x 10'8 (3.86m x 3.25m)

Double radiator.

**BEDROOM 2**

12'8 x 10'3 (3.86m x 3.12m)

Double radiator.

**BATHROOM**

8'9 x 6'8 (2.67m x 2.03m)

Modern white suite comprising double ended panelled bath with off set mixer taps and shower attachment. Push button low flush W/C and half pedestal wash hand basin with monobloc mixer taps. PVC splash back to sink and bath. Corner quadrant shower cubicle mostly finished in PVC cladding. Thermostatic shower unit. and sliding cubicle doors. "Karndean" floor. Extractor fan. Polished chrome heated towel rail.

**OUTSIDE**

Dedicated tarmac parking for one car plus communal, tarmac, visitor parking.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

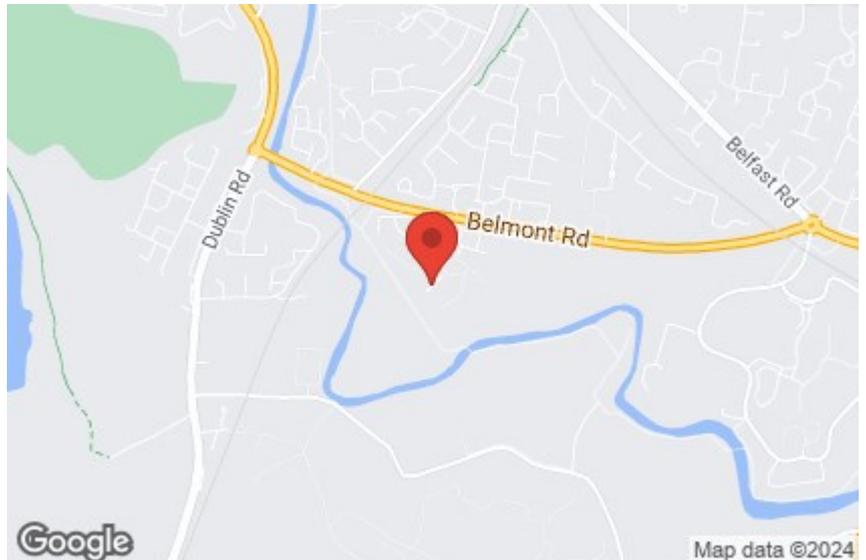
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</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<br>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