

## 40 Belmont Hall Way, Antrim, BT41 1FA



### PRICE Offers Over £209,950

This is an incredibly rare opportunity to purchase an almost new end townhouse occupying a generous site in this sought after residential development on the outskirts of Antrim town, close to all local amenities and transport facilities.

Finished to an exceptionally high standard throughout with a host of extra's put in at the bequest of the vendor, this property also benefits from a generous side driveway with off street parking for up to four cars.

In addition a spacious living room complete with solid Oak engineered flooring, a large open plan kitchen with informal dining and utility area boasting 'Stone Gray' units, quartz worktops and a full compliment of integrated appliances. A detached garage with power, lighting and an electric roller door ensures this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Gable Window / Staircase to first floor
- Living room 15'5 x 13' (max) with solid oak engineered flooring
- Kitchen with informal dining and utility area
- Full range of 'Stone Gray' contemporary style high and low level units / Quartz worktops and splashback stands / Integrated oven, hob, fridge, freezer, dishwasher and washer / dryer
- Ground floor W/C with modern white suite, storage cupboard and upgraded tiling
- Three well proportioned bedrooms / Master with walk-in dressing area featuring custom integrated storage
- Bathroom with modern white suite to include a panel bath and separate fully tiled large shower cubicle
- Detached garage with power, lighting and electric roller door
- PVC double glazed windows / Gas fired central heating / High energy efficiency / PVC fascia and soffits / Security alarm
- Tarmac drive to side with off-street parking for up to four cars / Enclosed fully landscaped garden to rear

## ACCOMMODATION

Tarmac drive with space for up to 4 cars. Leading to detached garage. Neat lawn. Pedestrian gate to rear. Brick pavia pathway to front door with canopy.

### ENTRANCE HALL

Staircase to First floor with moulded handrail and turned balustrading. Fully tiled 60 x 60 floor. Double radiator.

### LIVING ROOM

**15'6" x 13'0" (4.726m x 3.977m)**

Solid oak engineered floor. Folding shutter style blinds. Custom plug socket cabinet below the TV and mid level TV points. Low voltage downlighting. Low level double radiator.

### GROUND FLOOR WC

Modern white suite comprising a low flush push button WC, pedestal wash hand basin with 'monobloc' chrome mixer tap and upgraded tiled splashback. Mains wired touch sensitive LED mirror over. Storage cupboard over WC. Fully tiled floor. Low voltage downlighting. Shutter blind. Single radiator.

### KITCHEN / INFORMAL DINING

**16'9" x 13'0" (at max) (5.112m x 3.981m (at max))**

Full range of 'stone grey' contemporary style high and low level kitchen units with complimentary quartz worktops and splashback stand. Integrated appliances to include a 4 ring halogen hob with glass/stainless steel overhead extractor and quartz splashback. Low level combination oven and grill, fridge freezer, an unused dishwasher. Engineered oak flooring. Separate utility area with integrated washer/dryer and gas combi boiler. Low voltage downlighting. Double radiator. PVC double glazed door to rear,



## FIRST FLOOR LANDING

Access to loft. Storage cupboard. Single radiator.

## MASTER BEDROOM

12'4" x 9'9" (at max) (3.783m x 2.987m (at max))

Double radiator. Leading to;

## DRESSING ROOM

Fully fitted customised storage featuring shelving insets, clothing rails and drawers with spot lighting over. Single radiator.

## BEDROOM 2

13'2" x 8'3" (4.030m x 2.521m)

Double radiator.

## BEDROOM 3

9'9" x 8'2" (2.978m x 2.498m)

Storage cupboard over stair bulkhead. Double radiator.

## BATHROOM

8'11" x 6'6" (2.720m x 1.999m)

Modern white luxury four piece suite comprising a fully enclosed large shower unit with 'drench' shower head, secondary attachment and glazed sliding door. Panel bath with feature chrome mixer tap and shower attachment. Wall mounted wash hand basin with 'monobloc' chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Low voltage downlighting. Extractor fan. Anthracite towel radiator.

## DETACHED GARAGE

21'4" x 10'5" (6.526m x 3.195m)

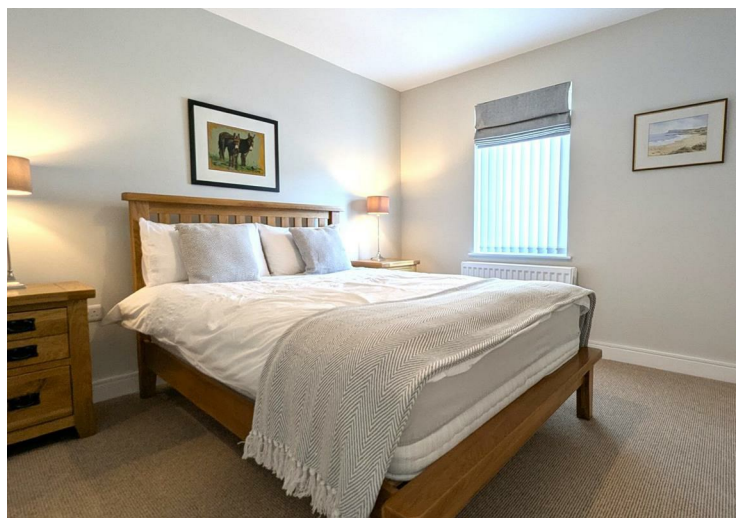
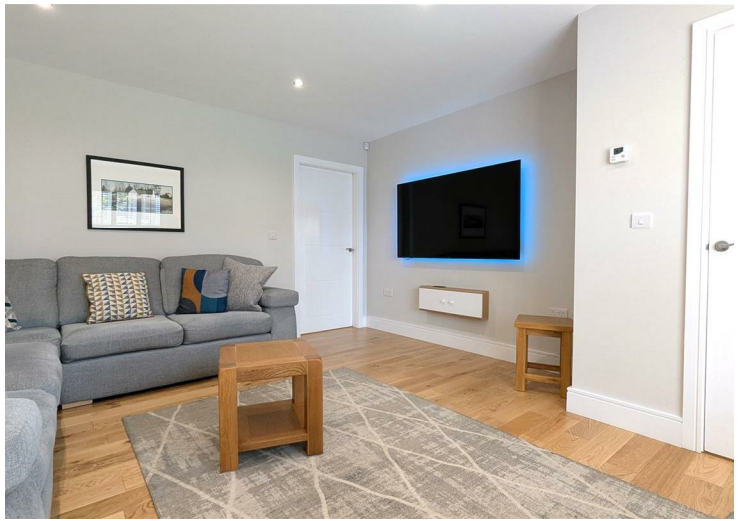
Remotely operated electric roller door. Power and lighting.

## OUTSIDE REAR

Fully enclosed and fully landscaped rear garden with brick Pavia patio. Mixed stone pathway boarded with mature flower bedding and leading to bin area to the rear of the garden, Outside tap and light.

## IMPOTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

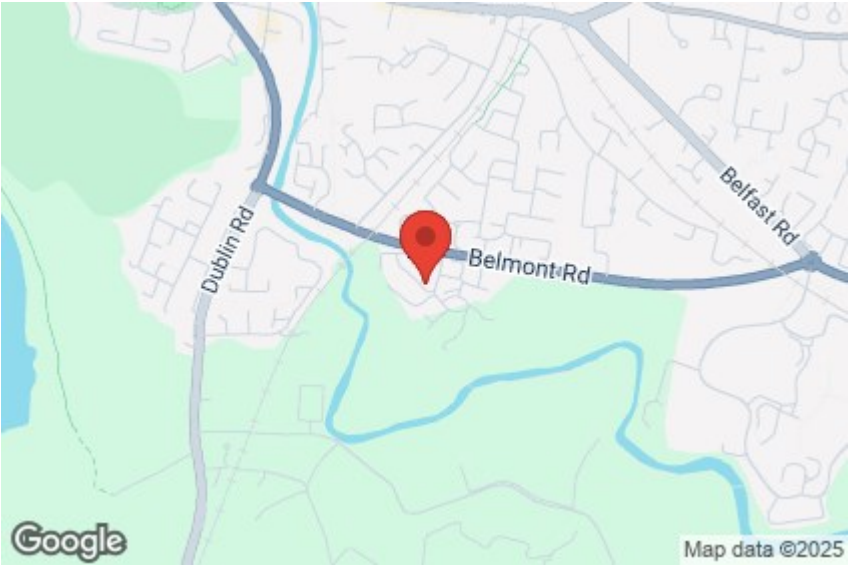






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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