

16 Spa Terrace, Massereene Street, Antrim, BT41 4DD



PRICE Offers Over £149,950

This is superb opportunity to purchase a beautifully presented and deceptively spacious four bedroom end townhouse occupying a prime position in the heart of Antrim town with easy access to all local amenities and transport facilities.

Boasting a generous garden and patio area with superb privacy and sun orientation.

Internally, the property benefits from two spacious reception rooms, kitchen, dining room, ground floor WC and conservatory together with four well proportioned bedrooms to include a master with ensuite and a bathroom to the first floor comprising a three piece suite to include a panel bath with water jets and shower over.

Perfect for those looking for easy access living close to local amenities, families looking for generous accommodation and first time buyers alike easy viewing is strongly recommended.

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FEATURES

- Entrance hall with wood laminate flooring and staircase to first floor
- Living room 20'7" x 11'1" with feature fire place
- Second reception 20'8" x 8'10" with open archway too:
- Dining room with glazed sliding door to conservatory
- Kitchen with full range of white 'Contemporary' style high and low level units
- First floor landing / access to loft
- Three exceptionally well proportioned bedrooms / Master with ensuite / Single fourth bedroom or study
- Ground floor WC and first floor bathroom suite to include panel bath with water jets and shower over
- PVC soffits and fascias / PVC double glazed windows and external doors
- Enclosed garden to the rear offering excellent privacy and sun orientation

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door to entrance . Wood laminate flooring. Stair case to first floor with painted hand rail and balustrading. Single radiator.

LOUNGE

20'7" x 11'1" (6.278 x 3.393)

Feature electric fireplace with ornate Brazilian mahogany surround and marble hearth. Double radiator.

GROUND FLOOR WC

Modern white suite comprising and wall mounted slimline wash hand basin with chrome mixer tap and tiled splash back. Low flush Macerating WC.

LIVING ROOM

20'8" x 8'10" (6.302 x 2.704)

Feature electric fireplace with ornate marble surround. Two single radiators. Twin wall light points. Open archway too:

KITCHEN

11'5" x 10'1" (3.480 x 3.075)

Modern contemporary style kitchen with a full range of white kitchen units with contrasting work tops and a complimentary splash back tiling. One and a quarter bowl white sink unit with chrome mixer taps. Space for cooker with hooded overhead extractor fan. Integrated washing machine. Small utility cupboard with space for fridge freezer condenser dryer and additional shelved storage. Wood laminate flooring. Double radiator. PVC double glazed door to rear.

DINING AREA

8'9" x 7'6" (2.67 x 2.292)

PVC sliding door to conservatory. Eyeball lights and wall lights. Single radiator. Glazed sliding door too:

CONSERVATORY

10'2" x 7'8" (3.106 x 2.340)

PVC double glazed windows and external door. Fully tiled floor.

FIRST FLOOR LANDING

Access to loft.

MASTER BEDROOM

16'4" x 11'1" (4.989 x 3.396)

Dual aspect windows. Single radiator.

ENSUITE

7'8" x 3'11" (2.361 x 1.208)

Modern white suite comprising corner shower unit with "Aqualissa" thermostatic shower, PVC wall panelling and glazed sliding doors. Pedestal wash hand basin with chrome mixer taps. Low flush push button WC. Wood laminate flooring. Single radiator.

BEDROOM 2

18'0" x 10'3" (5.499 x 3.134)

(max) Double radiator.

BEDROOM 3

12'0" x 9'4" (3.665 x 2.864)

Two integrated storage cupboards. Single radiator.

BEDROOM 4

8'11" x 6'0" (2.721 x 1.838)

Single radiator.

BATHROOM

10'0" x 6'7" (3.050 x 2.021)

(max) Modern white suite comprising panel bath with feature mixer tap, shower attachment over and water jets. Pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Hot press storage with insulated copper cylinder. Single radiator.

OUTSIDE

Large paved patio with floral retaining wall and well stocked flower bed. Neat lawn with well stocked floral borders set with mixed stone. Outside tap, lights and power sockets. Double black cast iron gates to front.

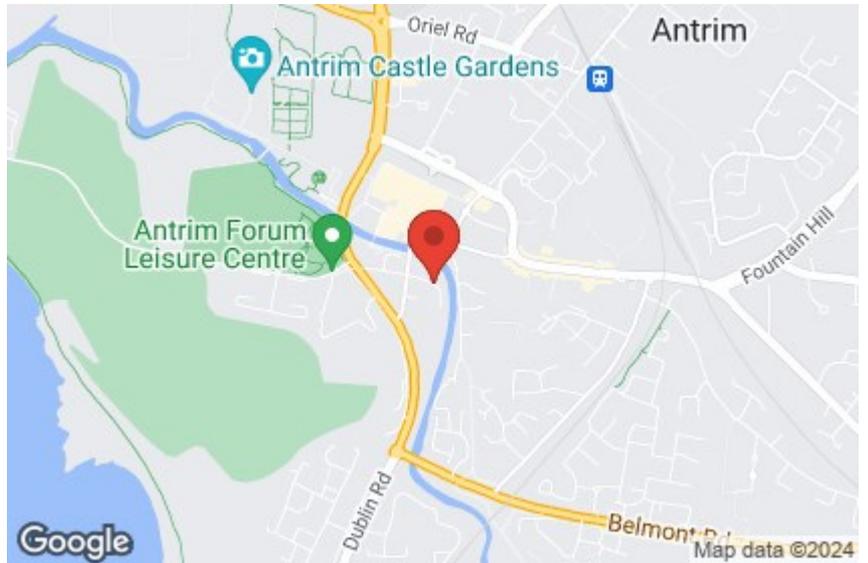
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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