

24 Oaklands, Antrim, BT41 1LS



PRICE Offers Over £141,950

This is an excellent opportunity for First Time Buyers and young families alike to purchase a well appointed and deceptively spacious three bedroom mid townhouse occupying a good position in this sought after cul-de-sac within the ever popular Folly area close to most local amenities and transport facilities. Maintained to a good standard throughout, the property benefits from PVC double glazed windows and external doors, oil-fired central heating and modern sanitary ware complete with panel bath with electric shower over. The generously proportioned kitchen with informal living and dining area offers excellent space for those wanting to entertain and opens out onto the spacious but low maintenance rear garden finished in paved patio and raised timber decking all backing onto a mature wooded glen offering superb privacy.

Only on full inspection can one begin to appreciate the qualities of this superb home.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance porch with PVC double glazed windows and entrance door / Six panel door and glazed sidelight to;
- Living room 15'0 x 14'0 with feature mahogany fire surround (no flue) / Wood laminate floor
- Kitchen with informal dining area / Staircase to first floor
- Full range of mahogany high and low level units
- Integrated oven and hob
- First floor landing with large open fronted storage recess / Access to loft
- Three well proportioned bedrooms / Bedroom 1 with built-in wardrobes
- Bathroom with modern white suite to include panel bath with "Redring" electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Garden to front in neat lawn / Tarmac off street parking / Fully enclosed low maintenance garden area to rear in paved patio and raised timber decking

ACCOMMODATION

PVC entrance door with double glazed and leaded glass inset to:

ENTRANCE PORCH

4'5 x 3'4 (1.35m x 1.02m)

Fully tiled floor. PVC ceiling. 6 panel door and glazed side light to:

LIVING ROOM

15'0 x 14'0 (4.57m x 4.27m)

Feature mahogany fire surround (no flue) with tiled inset and electric coal effect fire. Wood laminate floor. Twin wall light points. Under stair storage. Double radiator.

KITCHEN WITH INFORMAL DINING

14'11 x 13'5 (4.55m x 4.09m)

(max) Full range of mahogany high and low level units with leaded glass and open displays. Contrasting work surfaces with single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Cream coloured metro style tiles to work surfaces. Fully tiled floor. Low voltage down lights. Double radiator. Small cloaks cupboard with shelving and hanging space. Staircase to first floor. PVC double glazed door to rear.

FIRST FLOOR LANDING

Large open fronted storage recess. Wood laminate floor. Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving above.

BEDROOM 1

11'7 x 11'5 (3.53m x 3.48m)

(max) Wood laminate floor. Sliding door and built-in wardrobe. Single radiator.

BEDROOM 2

9'10 x 8'9 (3.00m x 2.67m)

Wood laminate floor. Single radiator.

BEDROOM 3

11'7 x 6'10 (3.53m x 2.08m)

Wood laminate floor. Single radiator.

BATHROOM

9'9 x 5'10 (2.97m x 1.78m)

Modern white suite comprising panelled bath with feature mixer taps, "Redring" electric shower over. Glazed screen. Push button low flush W/C. Feature moulded wash hand basin in vanity with mixer taps and storage below. PVC panelled walls. Grey wood laminate floor. Extractor fan. Polished chrome heated towel radiator.

OUTSIDE

Garden to front in neat lawn. Tarmac drive with off street parking for 1 plus cars. Paved pathway. Timber door to shared entry with access to rear.

SEMI-DETACHED BOILER HOUSE

5'2 x 4'1 (1.57m x 1.24m)

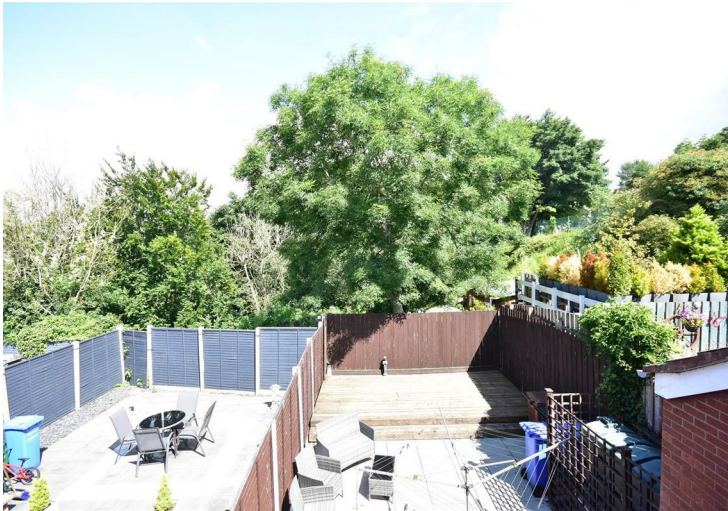
"Warmflow" oil fired boiler. Shelving. Pedestrian gate to:

Fully enclosed yard to rear in concrete, paved patio area and raised timber decking. 7Ft. timber fencing. Enclosed PVC tank. 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	64	73
(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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