

## 65 Belmont Hall Drive, Antrim, BT41 1FB



### PRICE Offers Over £184,950

This is an incredibly rare opportunity to purchase an almost new mid townhouse occupying a generous site with a fully enclosed garden to the rear with superb sun orientation 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 spacious living room complete with contemporary style wall mounted electric fire and large open plan kitchen with informal dining area boasting fully fitted 'Shaker' style units with a compliment of integrated appliances, a four piece family bathroom with double ended panel bath and enclosed shower unit and three generous bedrooms to the first floor including master with en-suite, 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
- Living room 16'9" x 13'3" (at max) with feature wall mounted contemporary style electric fire
- Kitchen with informal dining area
- Full range of 'Shaker' style high and low level units / Integrated oven, gas hob, fridge, freezer, dishwasher and washer / dryer
- Ground floor W/C with modern white suite
- Large First floor landing with feature wood panelled wall
- Three generous bedrooms / Master with en-suite
- Bathroom with modern white suite to include double ended bath and separate fully tiled shower cubicle
- PVC double glazed windows / Gas fired central heating / High Energy Rating / PVC fascia and soffits
- Tarmac drive to front with side by side parking for two cars / Enclosed garden to rear offering excellent sun orientation

## ACCOMMODATION

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Tarmac drive with side by side parking for two cars. Outside light.

### ENTRANCE HALL

Composite door to entrance with rectangle decorative ceramic tiles. Single radiator.

### LIVING ROOM

**16'9" x 13'3" (5.114 x 4.042)**

(at max) Feature wall mounted electric fireplace. Wood laminate flooring. Double radiator.

### REAR HALL

Stair case to first floor with moulded hand rail and painted balustrade. Single radiator.

### KITCHEN INTO INFORMAL DINING

**16'9" x 10'5" (5.113 x 3.198)**

Fully fitted range of blue "Shaker" style high and low kitchen units with contrasting "Butcher bloc" worktops and bevelled white splash back tiling. Over counter lighting. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with glass and stainless steel over head extractor, low level combi oven/grill, fridge freezer, dishwasher and washer dryer. Integrated combi gas boiler. Fully tiled floor. PVC double glazed door to rear. Under stairs storage cupboard. Low voltage down lights. Double radiator.



## GROUND FLOOR WC

Modern white suite comprising pedestal wash hand basin with chrome mixer tap and decorative splash back tiling. Low flush push button WC. Fully tiled floor. Single radiator.

## FIRST FLOOR LANDING

Feature wood panelled walls. Moulded hand rails and painted turned balustrading. Storage cupboard with pressurized water cylinder. Double radiator.

## BEDROOM 1

13'5" x 11'2" (4.091 x 3.416)

Double radiator.

## ENSUITE

Modern white suite comprising a wall to wall shower with fully tiled walls, "Drench" shower head with secondary attachment and glazed folding door. Pedestal wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. European shaver plug sockets. Extractor fan. Fully tiled floor. Chrome towel radiator.

## BEDROOM 2

11'2" x 10'0" (3.413 x 3.071)

Feature wood wall panel. Double radiator.

## BEDROOM 3

9'11" x 9'7" (3.027 x 2.938)

Double radiator.

## BATHROOM

9'7" x 6'5" (2.931 x 1.969)

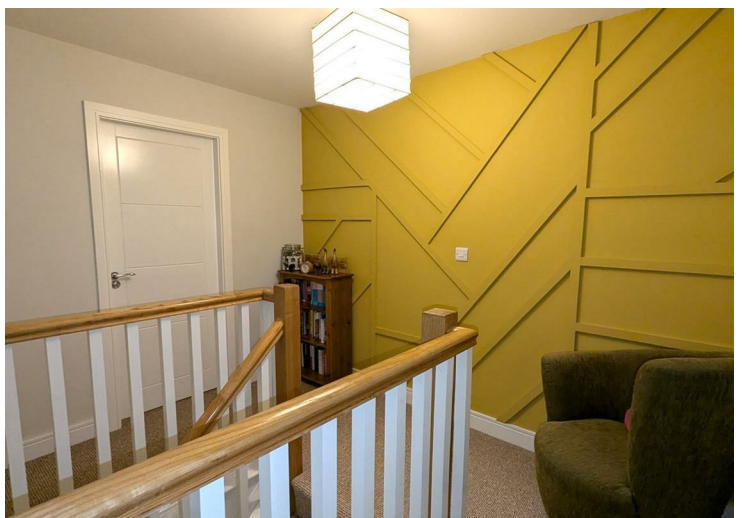
Modern white suite comprising a double ended panel bath with chrome mixer tap, secondary shower attachment and tiled splash back. Wall to wall enclosed shower with fully tiled walls and partially glazed folding door. Pedestal wash hand basin with chrome mixer taps and floor to ceiling tiled splash back. Low flush push button WC. Extractor fan. Fully tiled floor.

## OUTSIDE

Fully enclosed rear garden with excellent sun orientation. 6 Ft timber fencing and pedestrian gate to front. Paved patio. Neat lawn. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

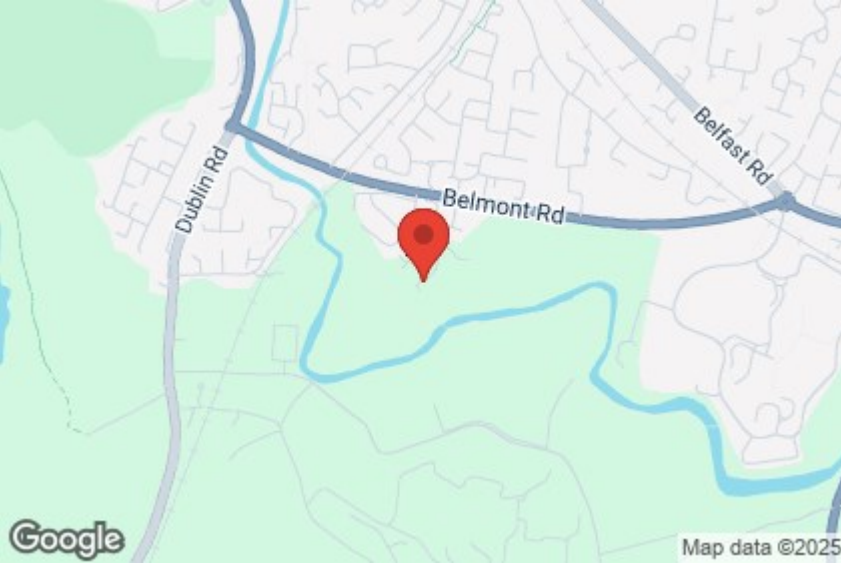






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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