

77 Meadow Lands, Antrim, BT41 4EX



PRICE Offers Over £179,950

This is an excellent opportunity for the First Time Buyer or those looking to downsize to purchase a well appointed property in a very sought after location benefiting from PVC double glazed windows and external doors, gas fired central heating and full range of maple effect high and low level kitchen units with integrated oven and hob. In addition, the property benefits from a modern shower room with PVC panelled corner quadrant shower unit, "Triton" electric shower unit and moulded wash hand basin in vanity unit. Outside, the property boasts tarmac off street parking for three cars with side by side parking for two leading to a fully enclosed, low maintenance garden to rear with paved patio and excellent sun orientation. Only on full internal inspection can one begin to appreciate the quality of this well appointed family home. Early viewing strongly recommended.

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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'5 x 11'3 with open fire and feature surround / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed door and sidelight to rear
- Full range maple effect high and low level kitchen units / Integrated oven and hob
- First floor landing with access to loft / Generous storage cupboard
- Three well proportioned bedrooms / Principal with full range of built-in bedroom furniture
- Shower room with modern white suite to include PVC panelled corner quadrant shower cubicle and wash hand basin in vanity unit
- PVC double glazed windows and external doors / Gas fired central heating / Dry verge roofing system
- Tarmac drive to side for up to three cars (to include two side by side) / Garden to front in neat lawn / Fully enclosed rear garden in paved patio and pink stone / Space for garage
- Superb sun orientation / Excellent opportunity for First Time Buyers

ACCOMMODATION

Pitched and tiled entrance canopy. PVC double glazed entrance door to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Stair case to first floor with moulded mahogany hand rail and turned balustrade. Access to under stair electric meter and separate under stair storage.

LIVING ROOM

14'5 x 11'3 (4.39m x 3.43m)

Open fire with ornate mahogany surround and polished granite inset and hearth. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

17'10 x 10'3 (5.44m x 3.12m)

Full range of maple effect high and low level units with leaded glass corner display cabinet. Contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Over window pelmet. Integrated four ring halogen hob with pull out over head extractor. Low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed door and side light to rear. Mahogany part glazed door to entrance hall. Two double radiators.

FIRST FLOOR LANDING

Access to loft. Former hot press with tank removed. Shelving.

BEDROOM 1

12'3 x 9'0 (3.73m x 2.74m)

Full range of built in bedroom furniture comprising two double wardrobes with matching bed head, open shelving and over head lockers. Single radiator.

BEDROOM 2

12'6 x 11'0 (3.81m x 3.35m)

into wardrobe recess. Wood laminate floor. Single radiator.

BEDROOM 3

8'6 x 7'9 (2.59m x 2.36m)

(max) Wood laminate floor. Single radiator.

SHOWER ROOM

6'6 x 6'3 (1.98m x 1.91m)

Modern white suite comprising push button low flush W/C and modern wash hand basin in vanity unit with "monobloc" mixer taps and storage below. PVC panelled corner quadrant shower cubicle with "Triton" electric shower unit and sliding cubicle doors. PVC panelled walls and ceiling. Low voltage down lights. Extractor fan. Fully tiled floor. Polished chrome heated towel radiator.

OUTSIDE

Garden to front in neat lawn and paved pathway. Tarmac drive to front and side with off street parking for up to 3 cars (two side by side). Timber pedestrian gate and fencing to fully enclosed rear garden. Space for garage. Low maintenance rear garden in paved patio and pink stone. 6Ft. timber fencing. Outside tap and light. Former oil fired boiler house (now with gas fired boiler).

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





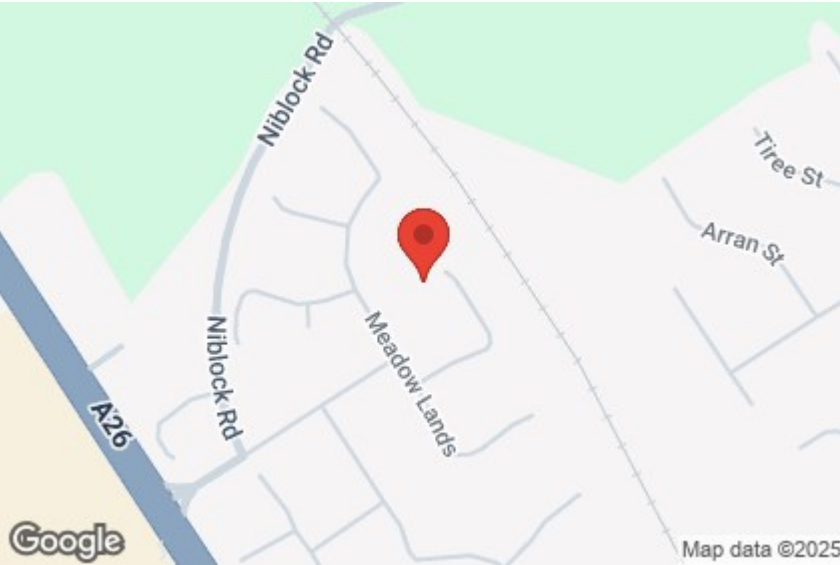
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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