

77 Firfields, Antrim, BT41 4DL



PRICE Offers Over £129,950

This is an excellent opportunity to purchase a well presented and extended three bedroom mid terraced house in what is arguably one of the most sought after locations in Antrim town close to the Antrim Forum Leisure Centre and the Lough Shore facilities. Finished to a high standard throughout the property benefits from a generous kitchen with informal dining area complete with cream "Shaker" style high and low level units together with integrated microwave oven and an 'Aga' range cooker option. The property also benefits from a luxury shower room to the ground floor with fully tiled walls and floors and three well proportioned bedrooms all with integrated storage and master with ensuite shower room. To the rear a fully enclosed and mostly paved rear garden offers easy maintenance.

Early viewing strongly recommended.

PLEASE NOTE; Due to the method of construction this property can only be sold to cash buyers. Please contact our office if you require further explanation.

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9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall with staircase to first floor / Ground floor luxury shower room
- Living room 13'1" x 13'1" with wood laminate flooring / Leading to;
- Rear Hall with plumbing for washing machine, space for fridge freezer and integrated storage currently housing the tumble dryer
- Fully fitted 'Shaker' style kitchen with 'Butcher Bloc' effect worktops
- Integrated 'Bosch' Microwave oven / 'Aga' range cooker can be discussed as an additional purchase
- First floor landing
- Three well proportioned bedrooms / All with integrated storage
- Master bedroom with ensuite shower room
- PVC double glazed windows and external doors / Gas-fired central heating
- Central location with easy access to the town centre, Antrim Forum and Lough Shore facilities

ACCOMMODATION

FRONT GARDEN

Neat lawn, outside light, brick Pavia pathway to:

ENTRANCE HALL

PVC double glazed door to entrance. Staircase to first floor with handrail. Wood laminate flooring. Understairs storage inset and a single radiator.

GROUND FLOOR SHOWER ROOM

Modern luxury shower room, comprising a large fully enclosed shower with fully tiled walls, 'Drench' shower head, secondary attachment and glazed sliding door. Wash hand-basin with 'Monobloc' chrome mixer tap and storage below. Low-flush push-button W/C, fully tiled walls and floors. Low voltage down lighting. Extractor fan, and an anthracite towel radiator.

LOUNGE

13'1" x 13'1" (3.995 x 3.992)

Feature imitation fire with wooden surround and granite mantle and inset. Integrated storage cupboard. Wood laminate flooring and a double radiator.

REAR HALL / UTILITY ROOM

Plumbed for washing machine and fridge freezer. Low level cream kitchen units with 'Butcher Bloc' style worktops. Storage cupboard with shelving and currently used for tumble dryer.

KITCHEN / INFORMAL DINING

15'4" x 10'6" (4.677 x 3.222)

Full range of cream 'shaker' style high and low level kitchen units with 'Butcher Bloc' style worktops and black glass splash back. One and a quarter bowl black sink unit with black mixer tap. Kitchen peninsula with additional work surface and breakfast bar style seating. Integrated 'Bosch' Microwave oven/combi 'Aga' electric range cooker, can be discussed as an additional purchase. 'Aga' with large black pyramid style over-head extractor fan.

FIRST FLOOR LANDING

11'5" x 10'0" (3.501 x 3.051)

Integrated storage cupboards with sliding mirror doors.. Integrated over stairs storage. Wood laminate flooring and two single radiators.

EN-SUITE

White suite comprising a wall-to-wall enclosed shower with 'mira' sport electric shower. PVC wall paneling and partially glazed folding door. Low-level push-button W/C. Wall mounted wash hand-basin with stainless steel hot and cold taps. Wood laminate flooring, low, voltage down lighting and an extractor fan.

BEDROOM 2

10'9" x 9'5" (3.286 x 2.883)

Integrated storage with sliding mirror doors and a single radiator.

BEDROOM 3

7'6" x 7'11" (2.290 x 2.427)

Integrated storage with sliding mirror doors and a single radiator. Wood laminate flooring.

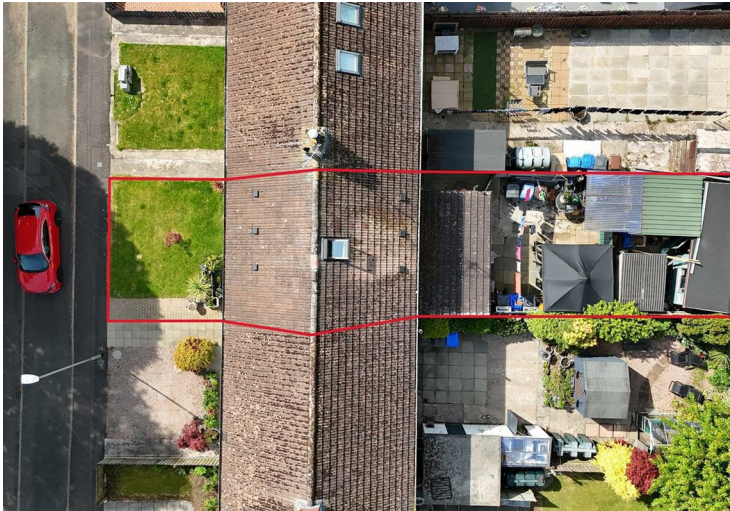
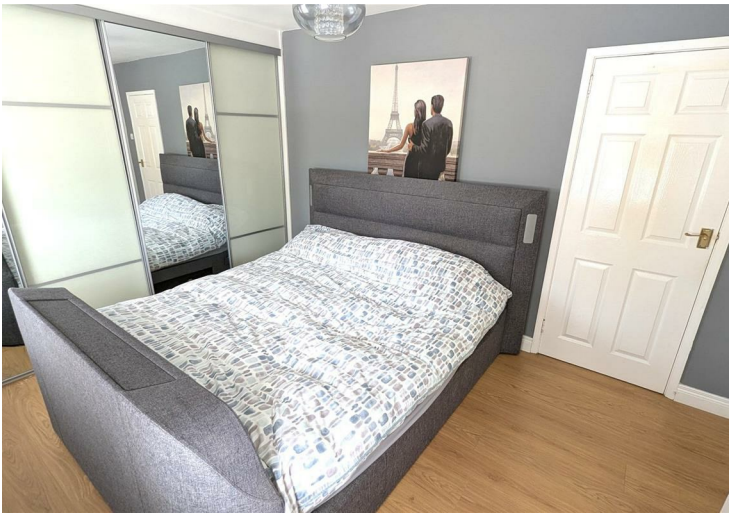
REAR GARDEN

Fully enclosed and mostly paved rear garden. Six foot timber fencing and pedestrian gate to front. Timber gate to separate yard with access to timber sheds. Outside tap and lights.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property. In addition boundary pictures are for illustrative purposes only.





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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