

70 The Meadow, Antrim, BT41 1EZ



**PRICE Offers
Over £164,950**



This is an incredibly rare opportunity to purchase a well proportioned three bedroom semi-detached house occupying a superb position within this sought after residential development on the outskirts of Randalstown and close to all local amenities and transport facilities. Finished to a good standard throughout, the property benefits from double glazed windows and external doors, newly laid carpets to the staircase, first floor landing and bedrooms and a new bathroom suite to the first floor. With a 'Beech' effect kitchen comprising a full range of high and low level units and double glazed 'French' patio doors to the rear this property is likely to appeal to a wide range of discerning purchasers. Early viewing strongly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor
- Living room 14'7" x 12'10" with wood laminate flooring
- Kitchen with informal dining area / Double glazed 'French' patio doors to rear
- Full range of 'Beech' effect high and low level units
- Space for low level fridge freezer, washing machine and large storage walk in 7'9" x 4'2" storage cupboard
- First floor landing with access to loft
- Three generous bedrooms / One with integrated storage cupboard
- Recently installed bathroom suite to include panel bath with shower over
- Double glazed windows and external doors / Oil-Fired central heating / Fully enclosed gardens to the rear
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

Open aspect to the front overlooking Springfarm rath. Gravel drive to the side with space for up to three cars. Neat lawn with shrubbery. Outside light. Step too;

ENTRANCE HALL

PVC double glazed door to entrance. Wood laminate flooring. Staircase to first floor with moulded handrail. Double radiator. Door too:-

LIVING ROOM

14'7" x 12'10" (at max) (4.453 x 3.918 (at max))
Wood laminate flooring. Double radiator.

KITCHEN / INFORMAL DINING

17'8" x 11'4" (at max) (5.400 x 3.469 (at max))
Full range of beech effect high and low level kitchen units with contrasting worktops and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Space for range cooker of which the current can be negotiated. Large overhead stainless extractor fan. Space for a washing machine and low level fridge freezer. Fully tiled floor. Single radiator. PVC double glazed 'French' doors to the rear.

LARGE WALK IN STORAGE

7'9" x 4'2" (2.378 x 1.293)
Suitable size for conversion to a ground floor WC. Electric meter cupboard.

FIRST FLOOR LANDING

Access to loft. Hot press with shelving and insulated copper cylinder.

BEDROOM 1

10'5" x 10'2" (3.199 x 3.123)

Integrated storage with clothing rails. Single radiator.

BEDROOM 2

10'3" x 11'4" (3.131 x 3.478)

Single radiator.

BEDROOM 3

8'4" x 7'1" (2.541 x 2.169)

Single radiator.

BATHROOM

7'0" x 5'4" (2.155 x 1.646)

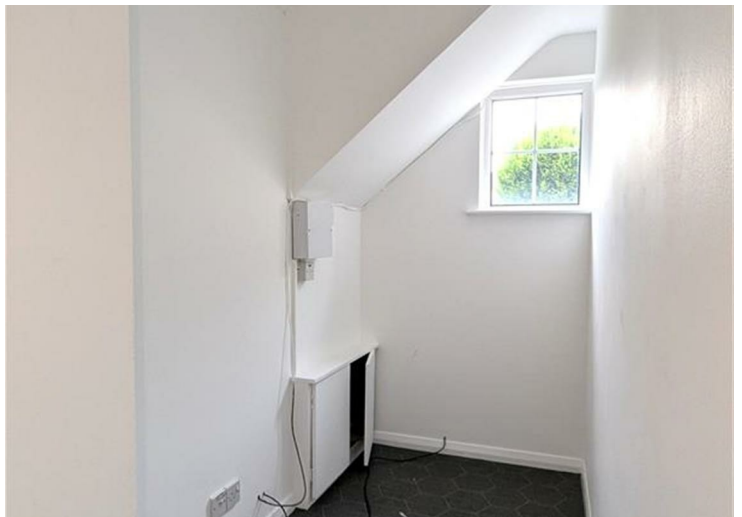
Recently installed white bathroom suite comprising a panel bath with 'Redring Bright' shower over and glazed screen. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Fully PVC panelled walls. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to front. Paved patio and mixed stone bedding. Outside tap and light. PVC oil tank. Timber boiler house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

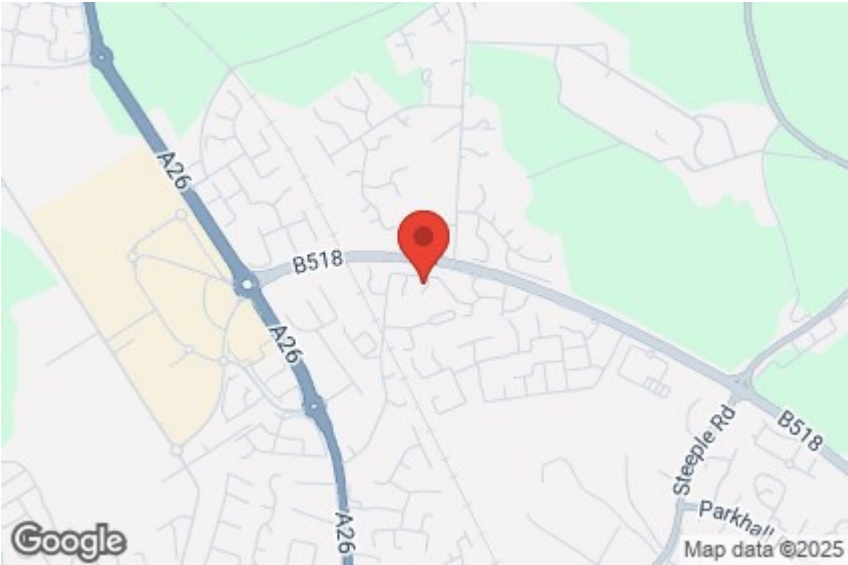
Please note, none of the services or appliances have been tested at this property.





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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