



15 Belmont Hall Way, Antrim, BT41 1FA

- Immaculately Presented Semi Detached Home
- Sun Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Convenient, Well Sought After Location

Offers Over £249,950

EPC Rating B



15 Belmont Hall Way, Antrim, BT41 1FA



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed fanlight over. Tiled floor. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of ground floor.

#### LOUNGE 14'1" x 13'6"

Contemporary, wall mounted, electric, glass fronted fire.

#### KITCHEN THROUGH DINING ROOM 19'1" x 15'1" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Glass fronted display cabinet. Tiled floor. Open arch leading to:





## SUN ROOM 10'4" x 10'2"

Dual aspect windows. PVC double glazed, sliding, patio door to rear garden. Tiled floor.

## REAR HALL

Tiled floor. Access to under stairs storage.

## FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

## FIRST FLOOR

## LANDING

Access to shelved hot press and partially floored roof space via slingsby style ladder.

## PRINCIPAL BEDROOM 14'2" x 11'1" (wps)

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink. Part tiling to walls. Chrome towel radiator. Tiled floor.

## BEDROOM 2 11'7" x 10'8" (wps)

## BEDROOM 3 11'7" x 8'1" (wps)

## BEDROOM 4 10'9" x 7'8"

## DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Illuminated mirror over sink.

## EXTERNAL

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and brick pavior.

Outside tap.

External power points.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





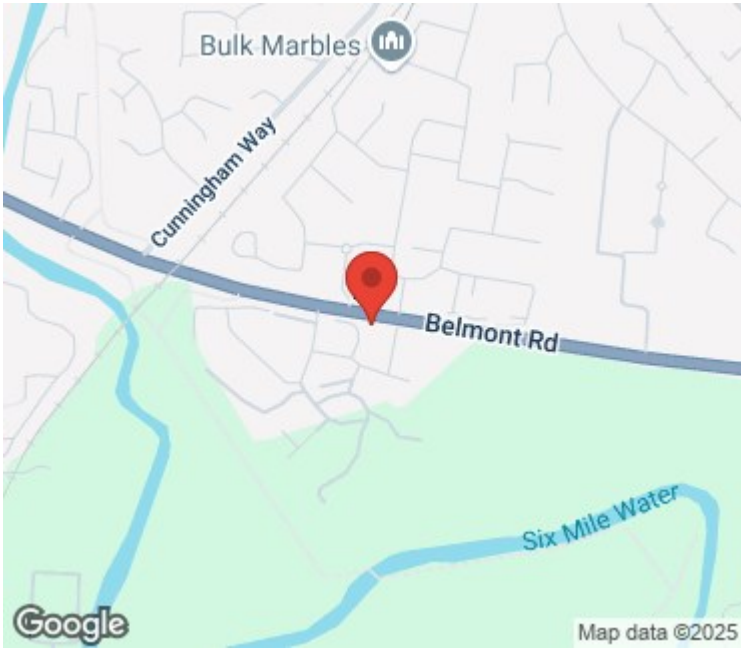
**Spacious, recently constructed, four bedroom/two+ reception, semi detached home, situated within the well sought after Belmont Hall development, Belmont Road, Antrim.**


**The property comprises entrance hall, lounge, kitchen through dining room, sun lounge, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white sanitaryware.**

**Externally, the property enjoys private driveway and fully enclosed rear garden, finished in lawn and brick pavior patio area.**

**Other attributes include gas heating, PVC double glazing, convenient location, and communal gardens/children's play area within the development.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements




Awards








Proudly sponsoring