

75 Craighill, Antrim, BT41 1PT



PRICE Offers Over £99,950

This is an excellent opportunity to purchase an affordable three bedroom mid terraced house occupying a generous site with excellent sun orientation in the much sought after Ballycraigy estate and within walking distance to Ballycraigy Primary School. Benefiting from a galley kitchen, spacious lounge and three generous bedrooms to the first floor together with oil-fired central heating and PVC double glazed windows and external doors this property is ideally suited to the first time buyer and investor alike.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with staircase to first floor / Open archway to;;
- Living room 12'11" x 10'0" with feature electric fire and solid wooden flooring
- Galley kitchen with a full range of contemporary style high and low level units
- Space for cooker / Fridge freezer / Washing machine / Breakfast bar style seating area
- Three first floor bedrooms / One with built-in wardrobe
- Modern white shower room with enclosed shower featuring a 'Triton Alicante' electric shower
- PVC double glazed windows and external doors / Oil-fired central heating
- Fully enclosed garden to the rear in paved patio
- Brick built boiler house
- Superb opportunity for first time buyers and investors alike

ACCOMMODATION

Break Pavia pathway with handrails to either side leading to front door.

Mixed stone bedding. Well stocked flower borders. Paved patio area. Suitable for conversion to private driveway.

ENTRANCE HALL

PVC double glazed door with sidelights, leading to entrance hall with solid wooden flooring. Staircase to first floor with handrail and turned balustrading. Double radiator. Archway open to;

LIVING ROOM

12'11" x 10'0" (3.947 x 3.057)

Feature electric fire with tiled hearth and surround. Plinth for television. Television and broadband points. Electric meter cupboard. Solid wooden flooring. Double radiator.

KITCHEN WITH INFORMAL DINING

16'1" x 6'3" (4.909 x 1.909)

Galley kitchen with white contemporary style, high and low level kitchen units with contrasting work surfaces and complimentary splashback tiling. Display cabinets. Over counter lighting. Breakfast bar seating area. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker, with stainless steel pyramid style, overhead extractor fan. Space for washing machine. Space for fridge freezer. Single radiator. PVC double glazed wood effect door to rear.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

11'10" x 8'11" (3.608 x 2.737)

Single radiator.

BEDROOM 2

10'6" x 10'7" (3.225 x 3.227)

(max) Single radiator.

BEDROOM 3

10'3" x 7'5" (3.132 x 2.277)

Over stairs storage cupboard. Single radiator.

SHOWER ROOM

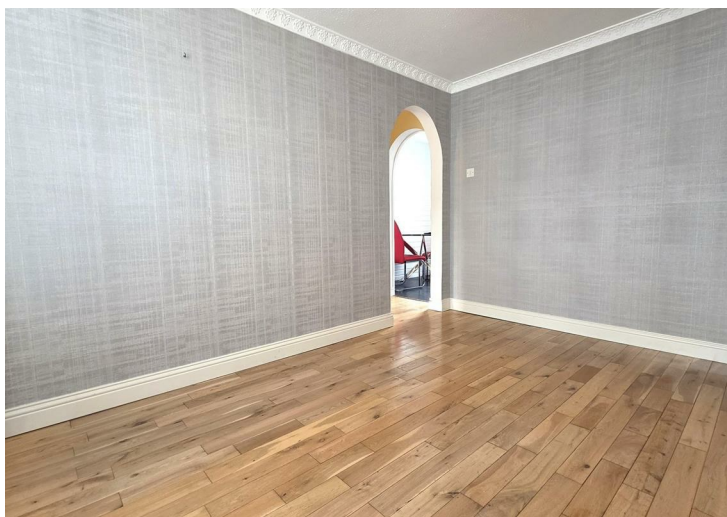
Modern white suite comprising a corner quadrant enclosed shower with 'Triton Alicante' electric shower, PVC panelled splashback and partially glazed sliding door. A 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap and storage below. A low flush push button WC. PVC panelled walls. Recessed low voltage downlighting. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden with six foot privacy timber fencing and pedestrian gate with shared alley to front. Large paved patio. Mix stone bedding. PVC oil tank. Boiler house. Outside tap and outside lighting.

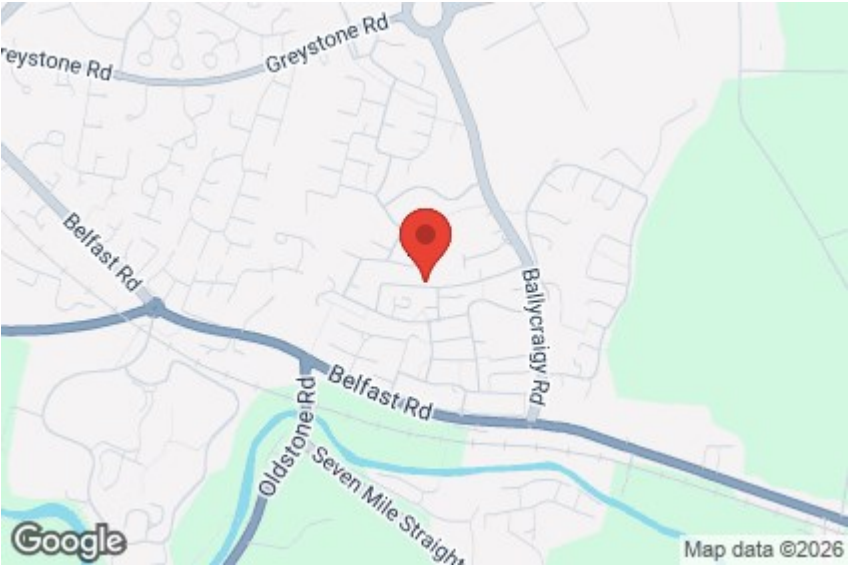
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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		
	58	73
Northern Ireland		EU Directive 2002/91/EC



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