

5 Carntall Gardens, Antrim, BT41 1DP



**PRICE Offers Over
£94,950**



We are delighted to offer for sale 5 Carntall Gardens. This is an excellent opportunity for the first time buyer and investor alike to purchase a generously priced three bedroom mid terraced house in a superb location within the ever popular Parkhall estate close to the top of the town and all local amenities and transport facilities.

Benefiting from PVC wood effect double glazed windows and oil-fired central heating, a solid oak kitchen, open aspect to the front and a fully paved, low maintenance garden to the rear, this property is likely to appeal to a wide range of discerning purchasers. Early viewing strongly recommended.

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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 staircase to first floor
- Living room 14'3" x 11'10" (at max) with feature fireplace
- Kitchen with informal dining area
- Full range of solid oak high and low level units
- First floor landing
- Three well proportioned bedrooms all with integrated storage
- Modern white family bathroom suite
- PVC wood effect double glazed windows and external rear door / Oil-fired central heating
- Open aspect to front overlooking Parkhall Orchard / Garden to front in neat lawn / Enclosed fully paved garden to the rear
- Ideal opportunity to first time buyers and investors alike

ACCOMMODATION

OUTSIDE FRONT

Open aspect to front overlooking Parkhall Orchard. Iron gate to fully enclosed front garden. Mature hedge boarder. Lawn. Paved pathway to front door.

ENTRANCE HALL

Hardwood two panel glazed to entrance. Staircase to first floor with moulded handrail. Wood laminate flooring. Double radiator.

LIVING ROOM

14'3" x 11'10" (at max) (4.34m x 3.61m (at max))

Feature electric glass front imitation multifuel stove with terracotta-effect ceramic hearth tile, tiled surround and wooden mantle. Wood laminate flooring. Double radiator.

KITCHEN WITH INFORMAL DINING

11'10" x 10'1" (3.61m x 3.07m)

Full range of solid oak high and low level double shaker style kitchen units with complimentary work surfaces and splashback tiling. 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 and low level fridge freezer. Single radiator.

REAR HALL

Integrated storage with sliding doors. Understairs storage cupboards with electric meter. Recently installed PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Press with insulated copper cylinder and shelving. Wood laminate flooring.

BEDROOM 1

10'7" x 10'5" (3.23m x 3.18m)

Wood laminate flooring. Integrated bedroom storage cupboard. Single radiator.

BEDROOM 2

11'9" x 10'7" (at max) (3.58m x 3.23m (at max))

Integrated bedroom storage cupboard. Wood laminate flooring. Single radiator.

BEDROOM 3

8'10" x 8'1" (at max) (2.696 x 2.483 (at max))

Integrated over stairs storage cupboard. Wood laminate flooring. Single radiator.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

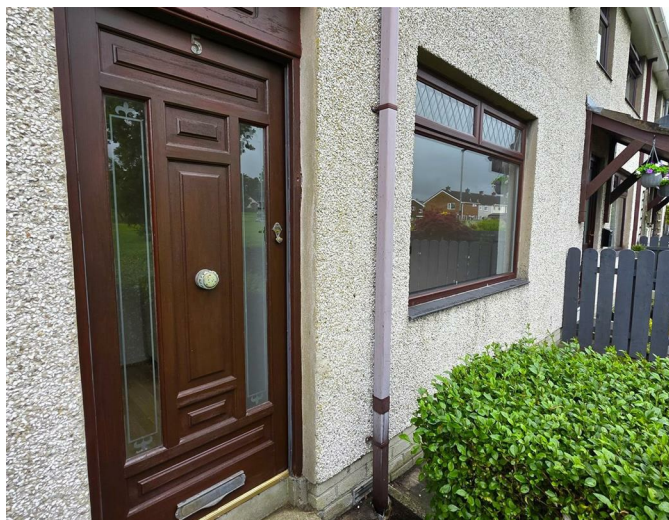
Modern white suite comprising a panel bath with feature chrome mixer tap. A pedestal wash on basin with chrome hot and cold taps. A low flush push button WC. Fully tiled walls. Single radiator.

OUTSIDE REAR

Fully enclosed and fully paved rear garden with a mix of six foot timber fencing and low level wall perimeter. Breck built boiler house. PVC oil tank. Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the service 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	63	76
(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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