

11 Springfarm Court, Antrim, BT41 4LF



PRICE Offers Over £139,950

Situated within the popular Springfarm Court development, this deceptively spacious two bedroom apartment first floor apartment offers modern accommodation ideally suited to first-time buyer, downsizers and investors alike. The property benefits from an open plan kitchen, living and dining area, two double bedrooms including a principal bedroom with ensuite shower room and family bathroom. Conveniently located with easy access to Antrim town centre and all local amenities. Early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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 curved staircase to:-
- Open plan first floor landing with polished porcelain fully tiled floor to:-
- Open plan kitchen living and dining area / Separate utility
- Full range of 'beech' effect high and low level units to include revolving corner units
- Integrated oven hob dishwasher and fridge
- Two bedrooms / Master with ensuite
- Modern white bathroom suite to include shower cubicle
- PVC double glazed windows / Gas fired central heating
- Tarmac drive to communal parking area

ACCOMODATION

Hardwood entrance door with double glazed portlight and sidelight to:-

ENTRANCE HALL

Feature curved staircase to:-

LANDING

Single radiator. Polished porcelain fully tiled floor through to:-

OPEN PLAN KITCHEN DINING LIVING

30'4" x 24'2" (9.25 x 7.37)

(max.) Full range of beech effect high and low level units with polished chrome handles and contrasting work surfaces with partially tiled walls. High and low level revolving corner units. Wine rack. Single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob and low level combination oven and grill. "Neff" feature overhead extractor canopy. Integrated fridge. Low voltage downlights. 2 double radiators. Polished porcelain fully tiled floor.

UTILITY

Plumbed for washing machine and space for dryer. Single radiator. Fully tiled floor. Access to loft.

BEDROOM 1

18'6" x 14'0" (5.64 x 4.27)

Wood laminate floor. Double radiator.

ENSUITE

Modern white suite comprising low flush W/C, pedestal wash hand basin and fully tiled corner quadrant shower cubicle with mixer unit and sliding cubicle doors. Extractor fan. Shaver point. Fully tiled floor. Single radiator.

BEDROOM 2

15'10" x 12'6" (4.83 x 3.81)

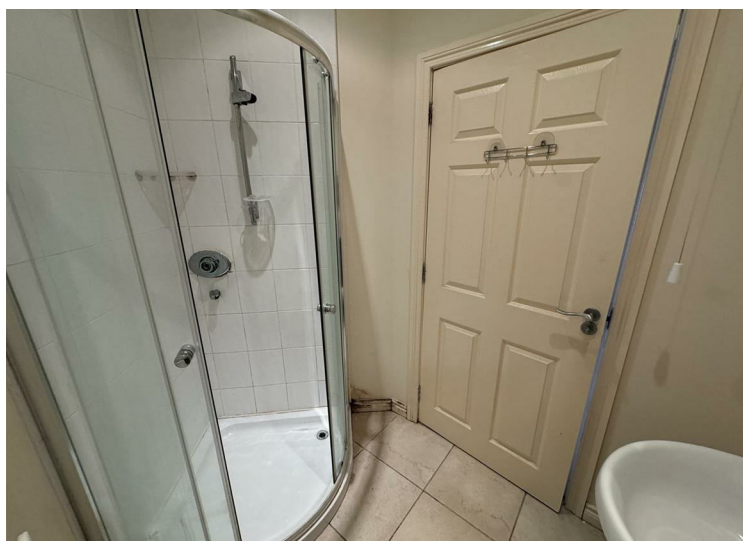
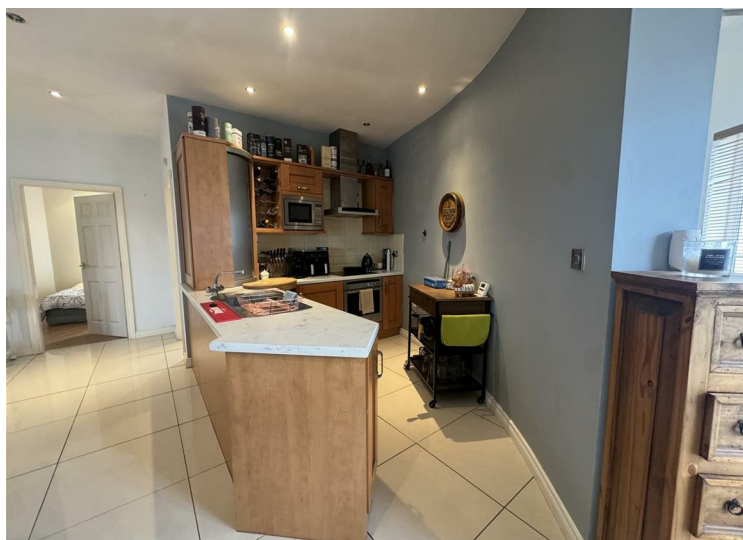
(max.) Low voltage downlights. Wood laminate floor. Single radiator.

BATHROOM

Modern white suite comprising panel bath with tiled splash back, vanity storage unit with mixer tap, low flush W/C and fully tiled corner quadrant shower cubicle with mixer unit and sliding cubicle sliding doors. Extractor fan. Low voltage downlights. Fully tiled floor. Single radiator. Storage cupboard with gas fired boiler. Fully tiled floor.

OUTSIDE

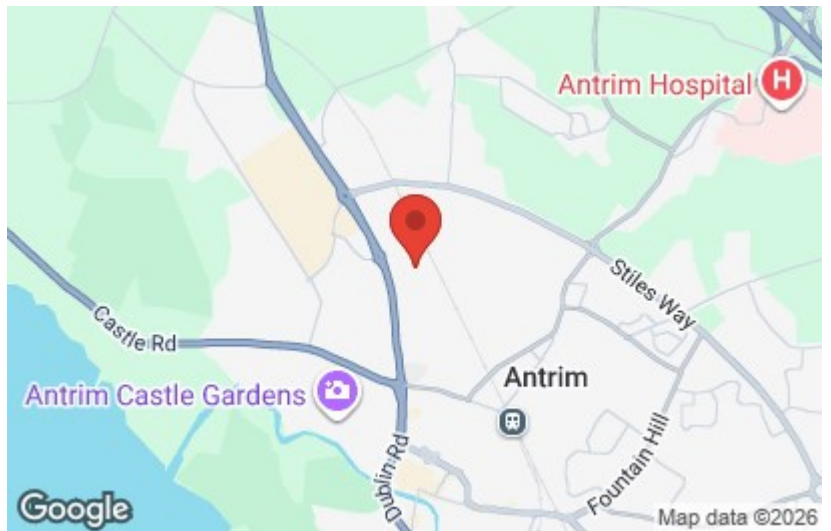
Tarmac drive to communal car parking. Paved pathways edged in pink stone.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	



Mortgage
IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA

T: 028 9417 0000

WE KNOW WHAT IT TAKES

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.