info@country-estates.com www.country-estates.com

18 Kirby's Meadow, Antrim, County Antrim, BT41 1FP

PRICE Offers Over £229,950

We are delighted to present this exceptionally rare opportunity to acquire a recently constructed two-bedroom luxury ground-floor apartment, finished to an excellent standard throughout and offering bright, contemporary accommodation within this highly desirable residential development.

The property features a spacious open-plan kitchen, living and dining area with a stylish fitted kitchen, two well-proportioned double bedrooms, including a superb principal bedroom with en suite, and a luxurious main bathroom.

Externally, the apartment benefits from attractive views over the neighbouring cricket pitch, together with a unique and generously sized private garden featuring a brick-paved patio and neatly maintained lawn.

Ideally positioned within easy reach of Antrim town centre, local schools, shops and excellent commuter routes, this exceptional home represents an ideal opportunity for first-time buyers and downsizers alike. Early viewing is strongly recommended.

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BT36 5EU
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FEATURES

- Recently constructed luxury ground floor apartment
- Two generous double bedrooms
- Spacious open plan kitchen, living and dining area
- Contemporary navy blue fitted kitchen with integrated appliances
- Principal bedroom with bespoke fitted furniture and en suite shower room
- Luxury family bathroom with quality modern sanitary ware
- Gas fired central heating and double glazed windows all with a privacy tinted finish / Security Alarm
- Fully tiled entrance hall, kitchen and bathroom areas
- Attractive views overlooking the cricket pitch / Large garden with neat lawn and spacious brick Pavia patio
- Convenient exclusive location close to Antrim town centre, local amenities and transport links

ACCOMMODATION

COMMUNAL ENTRANCE HALL
Keypad to camera security door to communal entrance with tiled floor and access to elevator. Stair case to first and second floor with hand rails and wrought iron balustrading.

PRIVATE ENTRANCE HALL
Large walk-in storage cupboard. Video intercom system to the front door. Alarm keypad. Fully tiled flooring. Double radiator

OPEN PLAN KITCHEN/LIVING/DINING AREA
14'4" x 26'11" (4.39 x 8.21)
A superb open plan living space featuring a full range of contemporary navy blue high and low level kitchen units with contrasting work surfaces and white subway-style tiled splashbacks. Breakfast bar peninsula with bronze handles. Integrated appliances include a four-ring halogen hob with stainless steel pyramid-style extractor canopy, low-level combination oven and grill, fridge freezer, dishwasher and washer dryer. Fully tiled flooring to the kitchen area with carpet to the living and dining space. Media wall with acoustic wall panelling. Television and broadband points. Two double radiators. Attractive views over the cricket pitch. Sliding patio doors to the rear

PRINCIPAL BEDROOM SUITE
15'8" x 11'6" (4.78 x 3.53)
Feature acoustic wall panelling with TV mounting point. Integrated bespoke bedroom furniture. Dual aspect windows. Double radiator. Door to:

EN SUITE
Modern white suite comprising a corner quadrant shower enclosure with PVC panelled splashbacks and partially glazed sliding doors. Half pedestal wash hand basin with chrome monobloc mixer tap, floor-to-ceiling tiled splashback and LED backlit mirror above. Low flush push-button WC. Extractor fan. Fully tiled flooring. Automatic lighting. Chrome heated towel radiator

BATHROOM
8'7" x 6'5" (2.63 x 1.97)
Modern white suite comprising a panelled bath with tiled splashback and chrome mixer tap. Half pedestal wash hand basin with chrome monobloc mixer tap, floor-to-ceiling tiled splashback and LED backlit mirror above. Low flush push-button WC. Fully tiled flooring. Extractor fan. Recessed automatic low-voltage downlighting. Chrome heated towel radiator

BEDROOM 2
11'8" x 9'1" (3.58 x 2.78)
Integrated bespoke bedroom storage with sliding mirrored doors. Double radiator.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.

OUTSIDE
Dedicated parking for one car (Wired for an electric car charger) and additional communal parking. Garden over looking Muckamore Cricket Club pitch and surrounding woods. Large paved patio and raised flower bedding. Neat lawn. Fenced storage area. Timber pedestrian gate to front. Outside tap and lighting.

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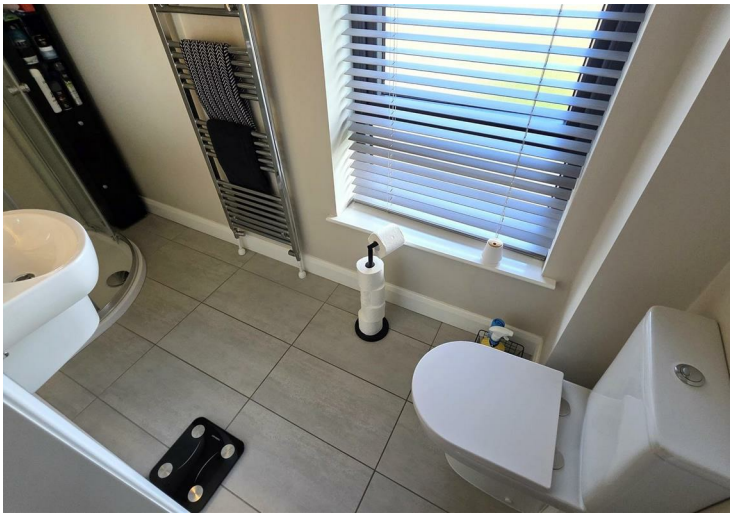
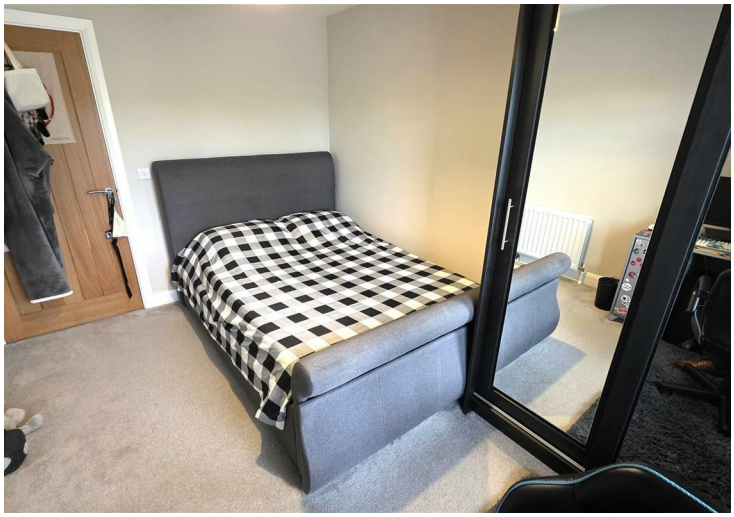
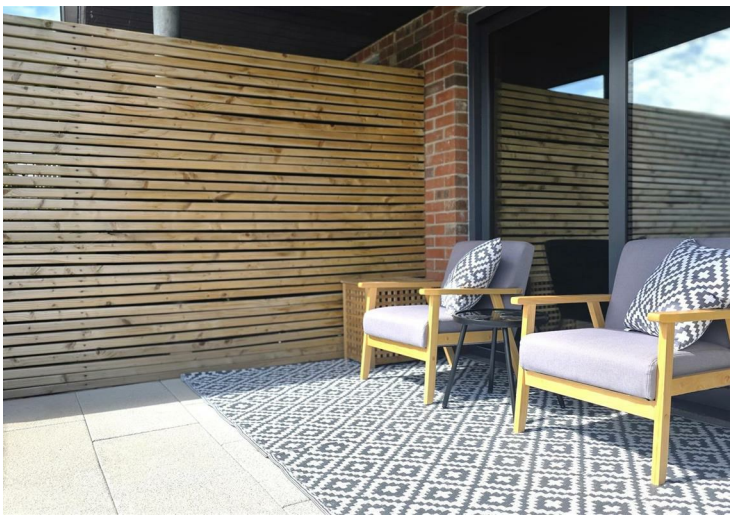
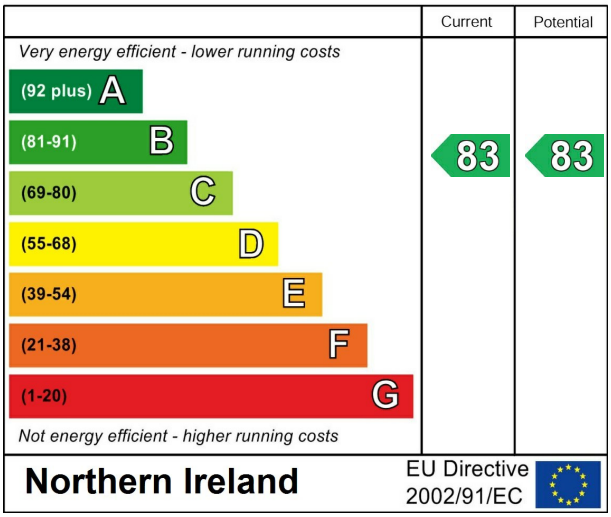
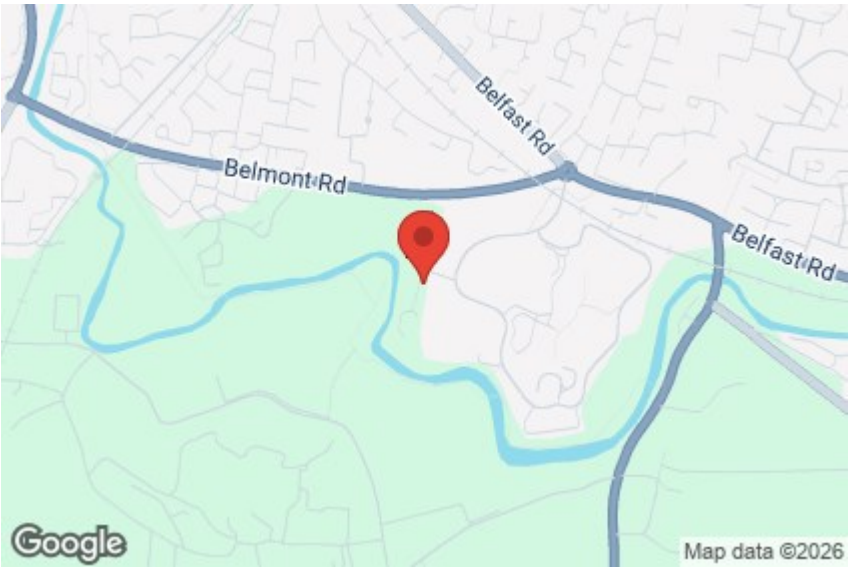






Energy Efficiency Rating





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