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

1 Maplehill, Antrim, Antrim, BT41 2BX

PRICE Offers Over £119,950

An excellent opportunity to purchase a well-presented three-bedroom end terrace home situated in the popular Maplehill area of Antrim. Offering spacious accommodation throughout, this attractive property features a generous living room with dual aspect windows and feature electric fireplace, a modern shaker-style kitchen with integrated appliances, ground floor WC, three well-proportioned bedrooms and a contemporary shower room. Externally, the property benefits from enclosed front and rear gardens, brick Pavia driveway and excellent outdoor space. Ideally located close to local amenities, schools and transport links, this home is perfectly suited to first-time buyers, families and investors alike.

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

FEATURES

- Attractive three-bedroom end terrace home
- Popular residential location within Maplehill, Antrim
- Spacious living room with feature gas fireplace
- Dual aspect windows providing excellent natural light / PVC double glazed windows and external rear door
- Modern shaker-style kitchen with integrated appliances
- Ground floor WC for added convenience
- Three well-proportioned bedrooms
- Contemporary shower room with electric shower and chrome towel radiator
- Fully enclosed front and rear gardens
- Brick Pavia driveway and private outdoor space

ACCOMMODATION

OUTSIDE FRONT
Fully enclosed front garden with mature shrubbery, 4ft timber fencing and pedestrian gate to front. Neat lawn. Paved pathway leading to front door.

ENTRANCE HALL
Hardwood glazed door with sidelight to entrance. Staircase to first floor with handrails to either side. Six-panel bevelled glass door to;

LIVING ROOM
21'7" x 10'9" (6.59 x 3.30)
Feature electric fireplace with slate hearth and decorative cast iron surround. Television and broadband points. Dual aspect windows. Wood laminate flooring. Double radiator. Six-panel bevelled glass door to;

REAR HALL
Large understairs storage cupboard with electric meter cupboard. Wood laminate flooring. PVC double glazed door to rear.

GROUND FLOOR W.C
Low flush WC.

KITCHEN WITH INFORMAL DINING
21'6" x 7'3" (6.57 x 2.23)
Full range of double shaker-style high and low level kitchen units with complementary work surfaces and splashback tiling. Over-counter lighting. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four-ring ceramic hob with overhead extractor canopy. Integrated AEG low-level combination oven and grill. Space for fridge freezer and washing machine. Fully tiled flooring. Dual aspect windows. Double radiator. Six-panel bevelled glass door to front entrance.

FIRST FLOOR LANDING
Hot press with insulated copper cylinder and shelving.
Access to loft.

BEDROOM 1
12'6" x 11'11" (3.83 x 3.65)
Single radiator.

BEDROOM 2
15'7" x 7'6" (4.75 x 2.31)
Integrated storage cupboard. Single radiator.

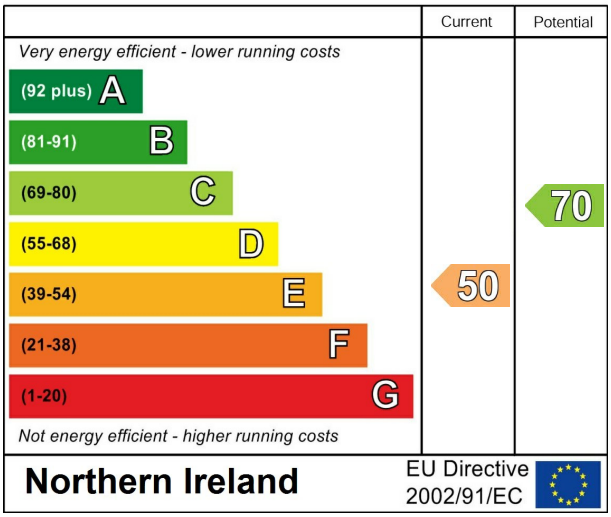
BEDROOM 3
9'11" x 8'10" (3.04 x 2.71)
(At max). Single radiator.

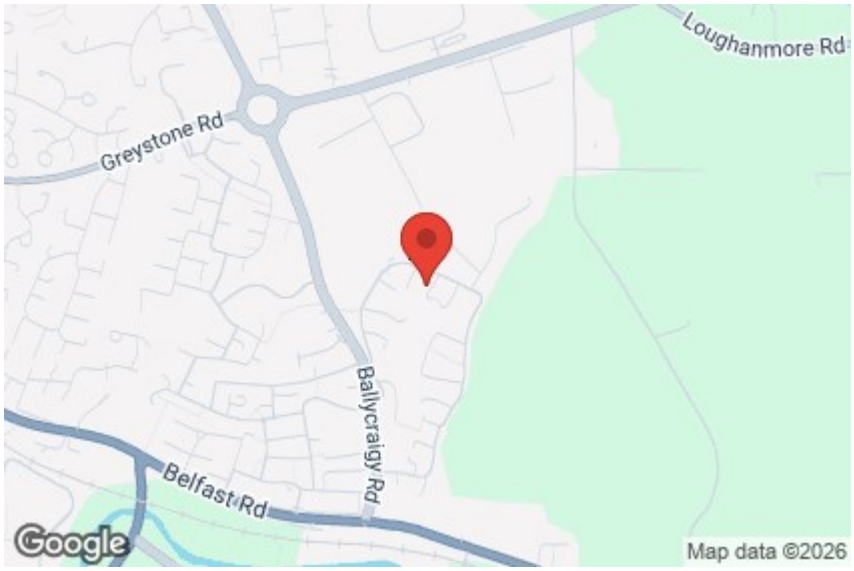
SHOWER ROOM
7'7" x 5'8" (2.32 x 1.75)
Modern white suite comprising a quadrant enclosed shower with Mira Sport electric shower and glazed sliding door. Vanity wash hand basin with chrome monobloc mixer tap. Low flush push button WC. PVC panelled walls. Low voltage downlighting. Extractor fan. Chrome towel radiator.

OUTSIDE REAR
Fully enclosed rear garden with brick Pavia driveway, paved patio area, outside tap and light. 6ft timber fencing and double gates to front.

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

Energy Efficiency Rating





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