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

12 Springfarm Court, Antrim, BT41 4LF



PRICE Offers Over £174,950

Well appointed and deceptively spacious three bedroom mid townhouse with ensuite shower room, utility and ground floor W/C in a sought after residential location close to Antrim town centre and all local amenities.
Ideally suited to First Time Buyers and young families alike.

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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 porch with solid wood floor through to;
- Living room 17'0 x 14'3 to include staircase to first floor / Open to;
- Kitchen with informal dining area
- Full range of light oak effect high and low level units / Integrated oven, hob, fridge and freezer
- Utility room with matching light oak effect units / Access to ground floor W/C / PVC double glazed door to rear
- First floor landing with access to loft
- Three well proportioned bedrooms / Principal with Ensuite shower room
- Family bathroom with modern white suite to include panel bath with mixer taps, shower attachment and glazed screen
- PVC double glazed windows and rear door / Gas fired central heating / PVC fascia and soffits
- Communal tarmac parking to the rear / Low maintenance front garden and enclosed rear garden

ACCOMMODATION

Hardwood entrance door with double glazed side light and inset portlight to;

ENTRANCE PORCH
6'6 x 5'0 (1.98m x 1.52m)
Solid wood floor. Single radiator. Full height PVC double glazed window to front. Open to:

LIVING ROOM
17'0 x 14'3 (5.18m x 4.34m)
(to include stair case) Solid wood floor. Double radiator. Stair case to first floor with painted moulded hand rail and turned balustrade. Open to under stairs. Open to:

KITCHEN WITH INFORMAL DINING
11'5 x 10'9 (3.48m x 3.28m)
Full range of light oak effect high and low level units with polished chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Over window pelmet with low voltage down lights. Integrated four ring halogen hob with stainless steel pyramid style extractor fan. Low level combination oven and grill. Integrated fridge and freezer. Double radiator.

UTILITY ROOM
7'9 x 5'10 (2.36m x 1.78m)
Light oak effect high and low level units with contrasting work surfaces and single drainer stainless steel sink unit with mixer tap. Space for tumble dryer and plumbed for washing machine. Wall mounted gas fired boiler. Fully tiled floor. PVC double glazed door to rear. Single radiator.

GROUND FLOOR W/C
White suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled floor. Extractor fan. Single radiator.

FIRST FLOOR LANDING
Access to loft. Single radiator. Storage cupboard with shelving.

BEDROOM 1
13'5 x 9'8 (4.09m x 2.95m)
Double radiator.

ENSUITE
7'2 x 6'6 (2.18m x 1.98m)
(max) into fully tiled shower cubicle with thermostatic shower unit and sliding cubicle doors. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer tap. "Keylite" double glazed roof light. Single radiator.

BEDROOM 2
10'9 x 8'9 (3.28m x 2.67m)
Double radiator.

BEDROOM 3
8'9 x 5'10 (2.67m x 1.78m)
Single radiator.

BATHROOM
7'1 x 6'9 (2.16m x 2.06m)
White suite comprising panelled bath with mixer taps and shower attachment. Glazed shower panel. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Tiled effect linoleum floor. Extractor fan. Part tiled walls to bath area. Single radiator.

OUTSIDE
Timber pedestrian gate and low level walling for front. Paved pathway and low maintenance pink stone garden. Fully enclosed low maintenance yard to rear in pink stone and paved pathway. 6Ft. timber fencing and pedestrian gate. Outside light. Communal tarmac car parking. Communal area with subterranean gas tank.

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





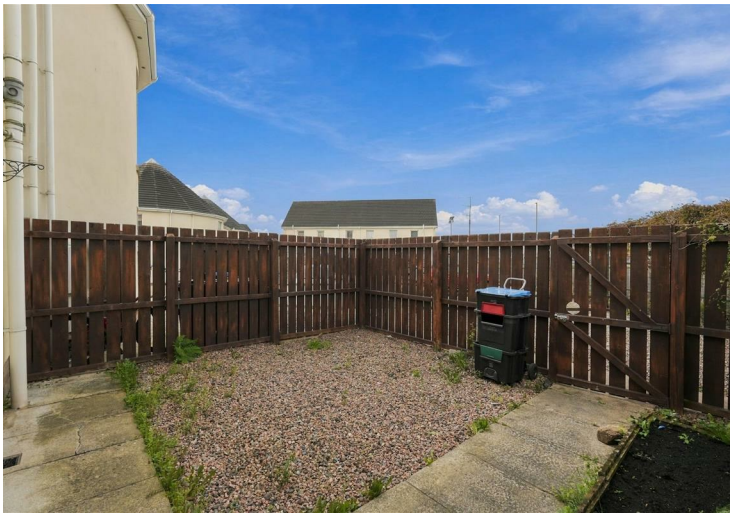


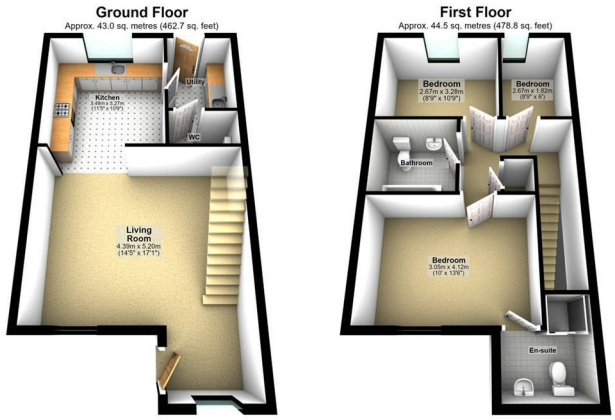






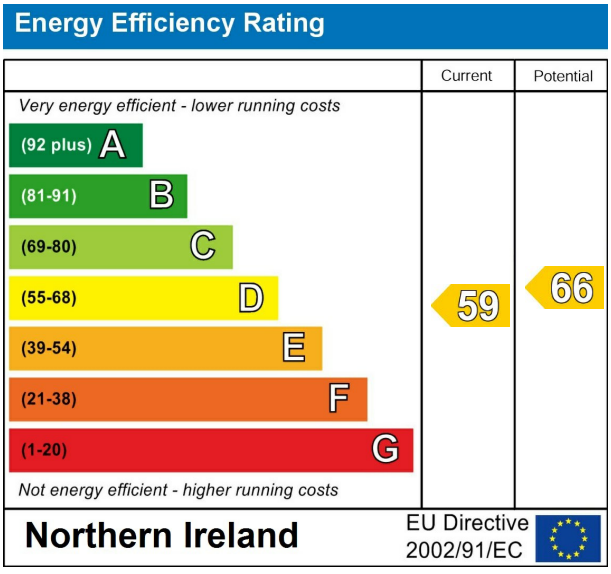


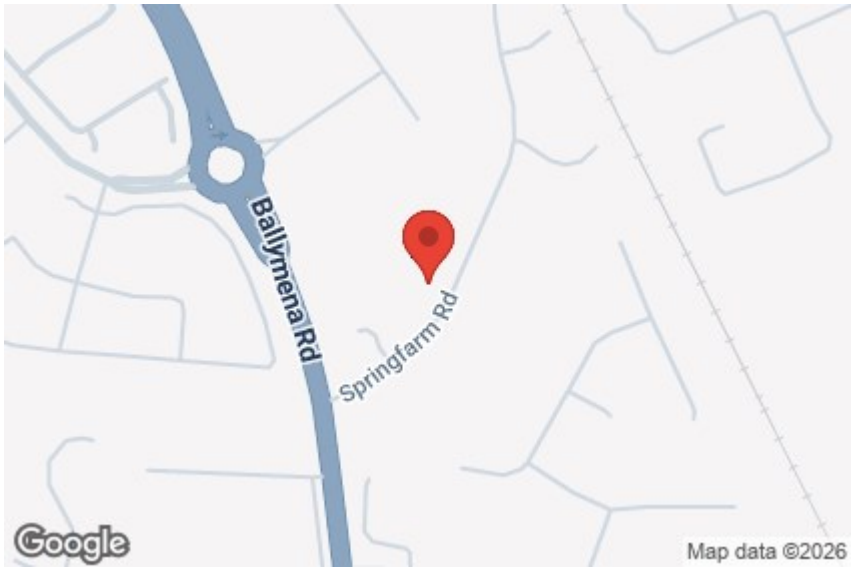




Total area: approx. 87.5 sq. metres (941.6 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.





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12 Church Street, Antrim,Co. Antrim, BT41 4BA
T: 028 9417 0000
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