

39 Moylena Grove, Antrim, BT41 4JN



PRICE Offers Over £165,000

Welcome to this charming mid-terraced house located in the highly sought-after area of Moylena Grove, Antrim. This delightful property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will find two generous reception rooms, both adorned with stylish wood laminate flooring, providing a warm and inviting atmosphere for relaxation or entertaining guests. The well-appointed kitchen features a full range of hand-painted high and low-level units, offering ample storage and workspace, along with space for a range-style cooker.

The property benefits from PVC double-glazed windows and external doors, ensuring energy efficiency and a comfortable living environment throughout the year. Additionally, the oil-fired central heating system guarantees warmth during the colder months.

Situated close to the town centre, this home offers convenient pedestrian access via the picturesque Riverside, allowing for easy exploration of local amenities, shops, and parks.

This mid-terraced house presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss your chance to view this lovely property in a prime location.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with wood laminate floor / Access to ground floor W/C
- Large walk-in cloaks room with access to under stair storage
- Dining room 12'5 x 9'5 with wood laminate floor / Open to;
- Kitchen with full range of hand painted high and low level units / Space for range style cooker
- Living room 13'8 x 11'8 with open fire and feature surround / Wood laminate floor
- First floor landing with access to loft / Hotpress with copper cylinder and immersion heater
- Three double bedrooms / Two with built-in wardrobes
- Modern "Victorian" style shower room with free standing glazed shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating
- Easy pedestrian access to the town centre via Riverside / Excellent opportunity for First Time Buyers and downsizers alike

ACCOMMODATION

Covered open entrance porch. PVC entrance door with double glazed port light to:

ENTRANCE HALL

Wood laminate floor. Double radiator.

GROUND FLOOR W/C

White low flush W/C and feature "trough style" modern wash hand basin on vanity with "monobloc" mixer taps and storage below. Heated towel radiator. Wood laminate floor.

WALK-IN UNDER STAIR STORAGE

Large cloak cupboard and under stair storage.

DINING ROOM

12'5 x 9'5 (3.78m x 2.87m)

Wood laminate floor. Double radiator. Open to:

KITCHEN

11'8 x 7'8 (3.56m x 2.34m)

Full range of green hand painted high and low level units with contrasting work surfaces. One and a quarter bowl matt black sink unit with mixer taps. Space for range style cooker. Plumbed for washing machine. Space for fridge freezer. Wood laminate floor. Single radiator. PVC double glazed door to rear.

LIVING ROOM

13'8 x 11'8 (4.17m x 3.56m)

Open fire with feature decorative black surround and part polished cast iron inset. Slate tiled hearth. Wood laminate floor. Double radiator.

FIRST FLOOR LANDING

Access to loft. Hot press with copper cylinder and immersion heater.

BEDROOM 1

12'6 x 9'9 (3.81m x 2.97m)

Wood laminate floor. Single radiator.

BEDROOM 2

11'8 x 9'6 (3.56m x 2.90m)

plus double wardrobes and single wardrobe. Wood laminate floor. Single radiator.

BEDROOM 3

8'7 x 8' (2.62m x 2.44m)

plus two built-in wardrobes. Single radiator.

SHOWER ROOM

9'7 x 5'9 (2.92m x 1.75m)

Modern white "Victorian" style suite comprising low flush W/C and pedestal wash hand basin. Free standing shower cubicle with glazed panels and pivot and slide glazed door. "Mira Sport" electric shower unit. Fully tiled floor and walls. Extractor fan. Polished chrome heated towel radiator with inset old school style white radiator.

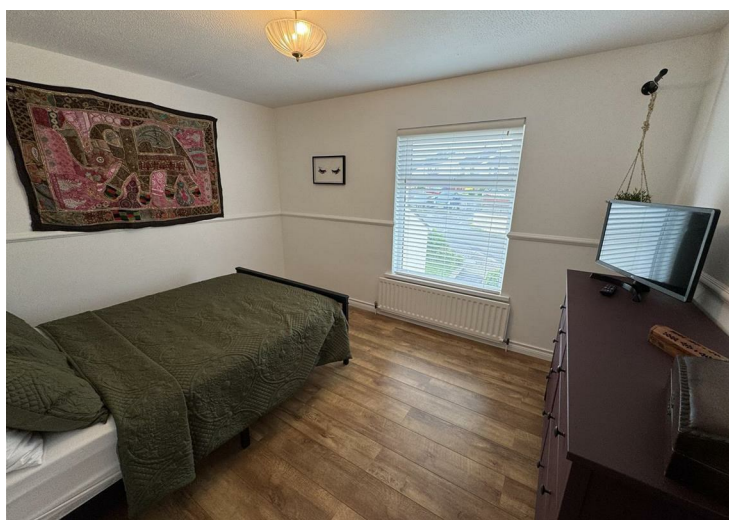
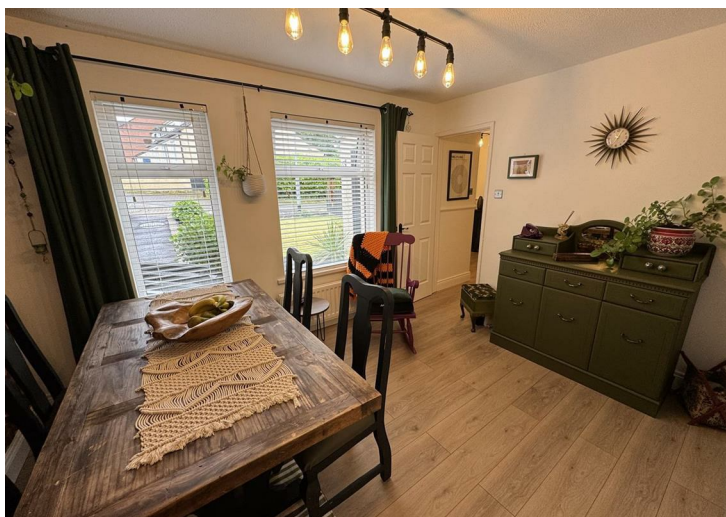
OUTSIDE

Garden to front in neat lawn and well maintained border with brick edging. Tarmac pathway.

Access to rear via shared pathway. Timber pedestrian gate to: Fully enclosed garden to rear in neat lawn, paved pathway and small patio. PVC tank. Prefabricated galvanized oil fired boiler house

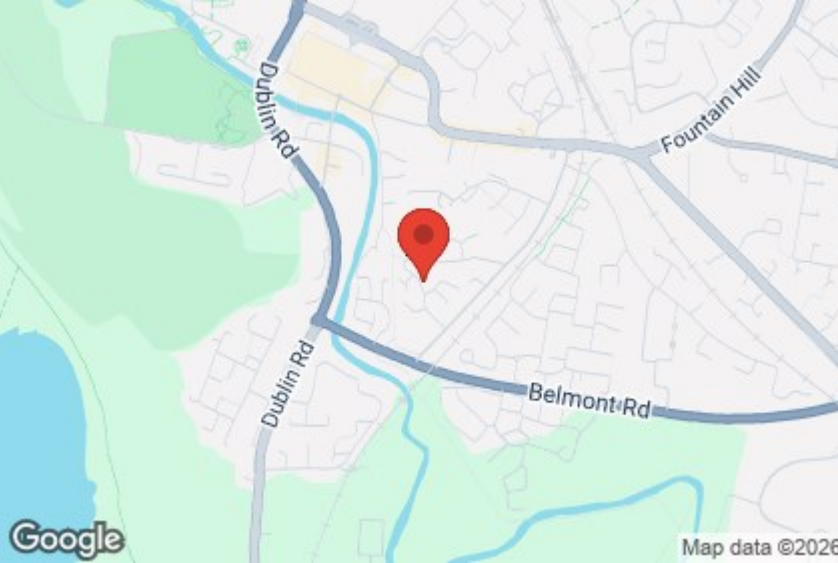
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services 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		74
(55-68) D	59	
(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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