

112 Tobergill Gardens, Antrim, BT41 1AR



PRICE Offers Over £119,950

This is an excellent opportunity to purchase a beautifully presented three bedroom mid terraced house occupying a superb position within this sought after location close to a local primary school and most local amenities. Finished to a high standard both inside and out this stunning property boasts oak effect PVC double glazed windows and external doors to include for a feature bow window to the main living room overlooking a green area to the front. In addition to the oak "Shaker" style kitchen units complimented by integrated oven, hob, fridge and freezer is matched only by the modern white bathroom suite to the first floor with panel bath and electric shower over.

Outside, the well maintained front garden and low maintenance, fully paved and private yard area to the rear makes this an ideal home for those with a young family.

Early viewing strongly 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 wood laminate floor / Staircase to first floor
- Living room 14'3 x 14'0 (max) with feature bow window / Wood laminate floor
- Kitchen with informal dining area / Full range of oak "Shaker" style high and low level units
- Integrated oven, hob, fridge and freezer
- Rear hall with oak effect PVC double glazed door / Access to Utility area and understair storage
- First floor landing with access to loft and hotpress
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with modern white suite to include panel bath with electric shower over
- Oak effect PVC double glazed windows and external doors / Oil-fired central heating
- Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Pitched and tiled entrance canopy. Oak effect PVC double glazed entrance door to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Staircase to first floor

LIVINGROOM

14'3 x 14'0 (4.34m x 4.27m)

Feature bow window. Painted wooden fire surround (no flue) with contemporary style electric fire inset. Wood laminate floor. Double radiator

KITCHEN WITH INFORMAL DINING AREA

14'0 x 10'2 (4.27m x 3.10m)

(max). Full range of oak "Shaker" style high and low level units with glazed display cabinets, feature chrome handles and contrasting worksurfaces. Single drainer stainless steel sink unit with mixer tap. Integrated 4 ring electric hob and low level combination oven and grill. Stainless steel and glass overhead extractor fan. Integrated fridge freezer. Plumbed for washing machine and dishwasher. Part tiled walls to work surfaces, and fully tiled floor. Double radiator. Eight pane glazed door to:

REAR HALL

Oak effect PVC double glazed door to rear. Curtain to:

UTILITY AREA

Space for dryer. Single radiator. Access to understair storage. High level meter cupboard.

FIRST FLOOR LANDING

Access to loft. Hotpress with insulated copper cylinder. Shelving above

BEDROOM 1

10'10 x 10'2 (3.30m x 3.10m)

Doors to built-in wardrobe with overhead locker. Wood laminate floor. Single radiator

BEDROOM 2

12'0 x 8'9 (3.66m x 2.67m)

Double doors to built-in wardrobe with overhead locker. Single radiator.

BEDROOM 3

9'1 x 8'5 (2.77m x 2.57m)

(max). Over stair storage. Bleached white wood laminate floor. Single radiator

BATHROOM

6'2 x 5'5 (1.88m x 1.65m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Panelled bath with 'Mira Go' electric shower unit over. Glazed screen. Fully tiled walls with vertical inset decorative tiling. Fully tiled floor. Polished chrome heated towel rail.

OUTSIDE

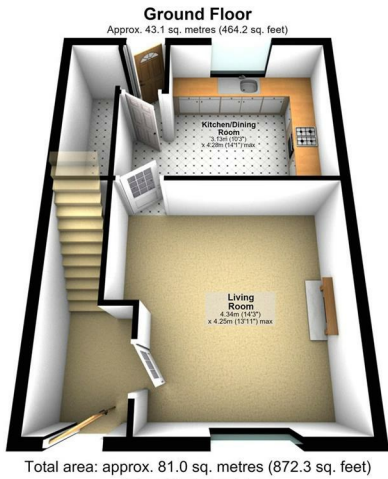
Low level timber fence and pedestrian gate to paved pathway edged in coloured stone. Garden to front in neat lawn.

6Ft. timber fencing and pedestrian gate to fully enclosed and paved rear garden. Timber enclosed storage area with PVC oil tank. Brick built storage shed / boiler house 6'7 x 3'11 with power and light. Oil-fired boiler. Outside tap and light

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
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
E: antrim@mortgageiq.co.uk

IQ
WE KNOW WHAT IT TAKES

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.

PRS Property Redress Scheme