

49, Dromain Drive, Antrim, BT41 1LF



PRICE Offers Over £119,950

Enjoying an attractive open aspect to the front, this three-bedroom mid-terrace home offers well-proportioned accommodation, enclosed gardens and a garage in a much sought-after residential location.

The ground floor comprises an entrance hall, a spacious kitchen with informal dining area and dual-aspect windows, a rear hall with useful understairs storage, and a comfortable living room featuring a glass-fronted fire. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and separate WC.

Outside, the enclosed front garden features a generous lawn, while the rear garden offers gravel and paved patio areas with pedestrian access to the rear. Further benefits include oil-fired central heating and PVC double-glazed windows.

With its appealing position and practical layout, this property will appeal to a range of purchasers. Early viewing is recommended.

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FEATURES

- Three-bedroom mid-terrace home in a much sought-after residential location
- Attractive open aspect to the front
- Spacious kitchen with informal dining area and dual-aspect windows
- Cream fitted kitchen with integrated gas hob and combination oven and grill
- Comfortable living room with a feature glass-fronted fire
- Three well-proportioned first-floor bedrooms
- Family bathroom with separate WC
- Oil-fired central heating and PVC double-glazed windows
- Fully enclosed front and rear gardens with lawn and patio areas
- Garage with an up-and-over door

ACCOMMODATION

ENTRANCE HALL

PVC double-glazed entrance door with sidelights. Fully tiled flooring. Staircase to the first floor with a moulded handrail. Eight-panel glazed door to:

KITCHEN WITH INFORMAL DINING AREA

19'7" x 9'5" (5.99 x 2.88)

(At maximum). Full range of cream high- and low-level kitchen units with complementary work surfaces, tiled splashbacks and display cabinets. One-and-a-quarter-bowl sink unit with chrome mixer tap. Integrated four-ring gas hob with overhead extractor canopy. Low-level combination oven and grill. Space for a fridge freezer, washing machine and an additional appliance. Fully tiled flooring to the kitchen area. Dual-aspect windows. Double radiator.

REAR HALL

Generous understairs storage. Electric meter cupboard. Fully tiled flooring. Single radiator. Two-panel hardwood door to the rear garden.

LIVING ROOM

15'4" x 10'4" (4.69 x 3.16)

Feature glass-fronted fire with tiled hearth and surround. Wood laminate flooring. Television point. Double radiator.

FIRST FLOOR LANDING

Access to the loft. Linen cupboard.

BEDROOM 1

11'7" x 9'8" (3.54 x 2.97)

Double radiator.

BEDROOM 2

11'7" x 10'7" (3.54 x 3.23)

Double radiator.

BEDROOM 3

10'7" x 7'10" (3.25 x 2.41)

(At maximum). Double radiator.

FAMILY BATHROOM

7'10" x 6'9" (2.41 x 2.06)

White suite comprising a bath with timber side panel, stainless steel taps and tiled splashback, together with a pedestal wash hand basin with stainless steel taps and tiled splashback. Built-in hot press with insulated copper cylinder and shelving. Double radiator.

SEPARATE WC

Low-flush WC. Single radiator.

GARAGE

18'3" x 8'10" (5.57 x 2.71)

Up-and-over door.

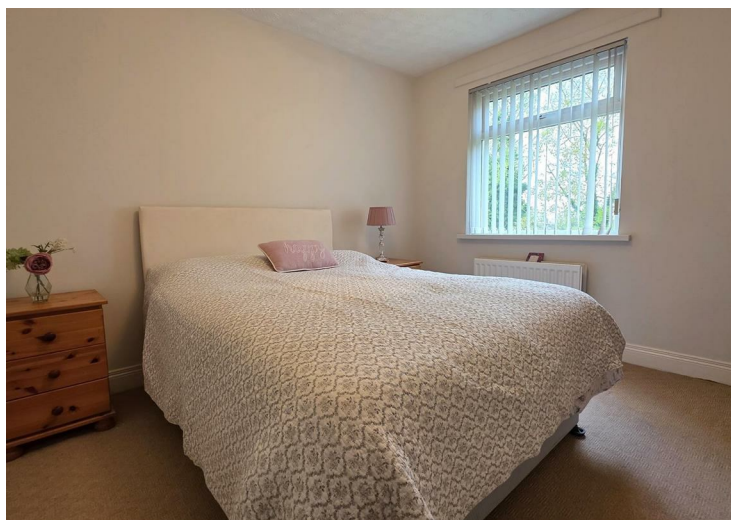
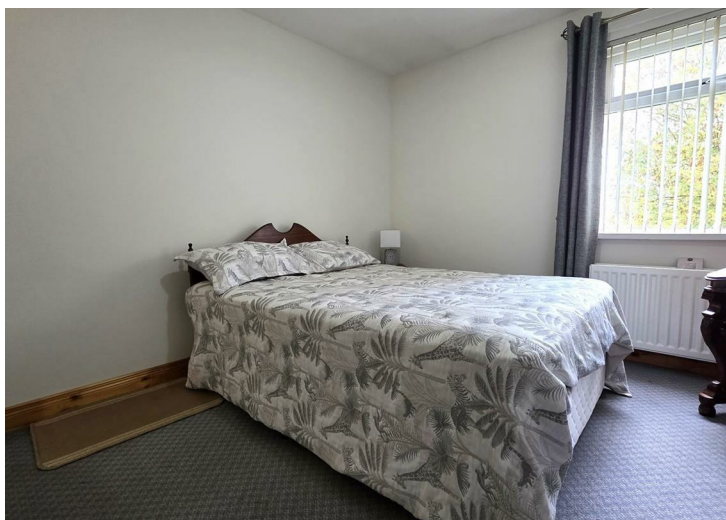
OUTSIDE

Fully enclosed front garden bounded by four-foot timber fencing with a pedestrian gate. Generous, neatly maintained lawn and paved pathway leading to the front entrance. Attractive open aspect to the front.

Fully enclosed rear garden bounded by four-foot timber fencing, with a pedestrian gate providing rear access. Gravel patio area and additional paved patio. PVC oil storage tank. Oil-fired boiler housed within a timber enclosure. Outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note, none of the services or appliances have been tested at this property.



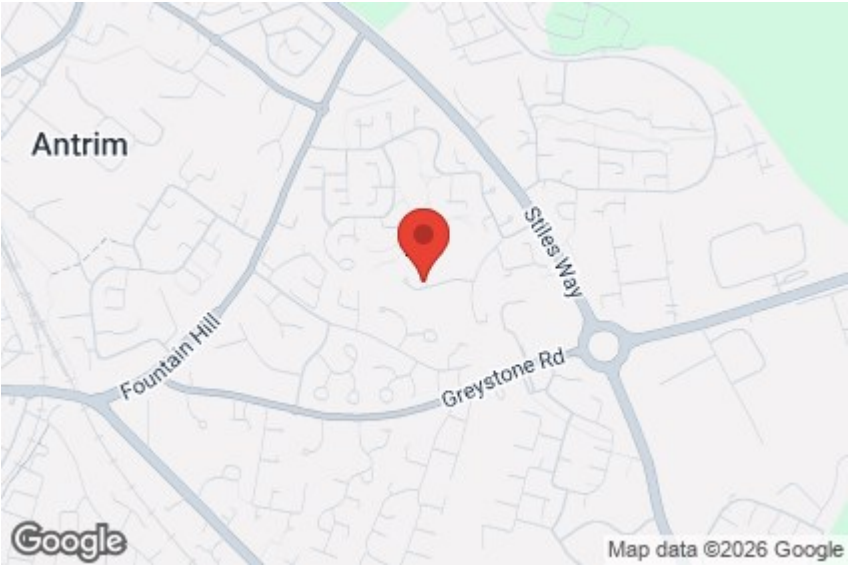


Energy Efficiency Rating

	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		

Northern Ireland

EU Directive 2002/91/EC



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