

10 Maplehill, Antrim, County Antrim, BT41 2BX



PRICE Offers Over £114,950

We are delighted to offer for sale this well presented three bedroom mid terraced house with off-street parking in this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities and the town bus service. Finished to a high standard throughout the property boasts quality light oak kitchen units with integrated oven and hob, together with a modern shower room to the first floor with PVC clad shower cubicle and electric shower unit. The property also benefits from PVC double glazed windows and external doors together with PVC fascia and soffits and oil-fired central heating making this the ideal choice for those who just want to purchase a home and move in.

Early viewing strongly recommended.

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



FEATURES

- PVC double glazed door to entrance porch / Door to;
- Entrance hall with staircase to first floor
- Lounge with dual aspect floor to ceiling double glazed windows / Brick fireplace with raised TV plinth
- Kitchen with informal dining area / Full range of light oak high and low level units / Integrated oven and hob
- Rear hall with PVC stable style door to rear
- First floor landing
- Three well proportioned bedrooms / Two with built-in overstore storage
- Shower room with modern white suite to include PVC clad shower cubicle and "Triton" electric shower unit / Separate W/C
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Generous well maintained gardens to front and rear / Tarmac off-street parking / Raised timber decking with inset lighting

ACCOMMODATION

PVC double glazed entrance door and side light to:

ENTRANCE PORCH

7'7 x 4'11 (2.31m x 1.50m)

Door to:

ENTRANCE HALL

Stair case to first floor.

LOUNGE

17'9 x 11'10 (5.41m x 3.61m)

Feature brick fire surround with opening. Raised TV plinth with video nook and display area. PVC double glazed floor to ceiling windows to front and rear. Wood laminate floor. Double radiator.

REAR HALL

Fully tiled floor. Access to under stair storage. Meter cupboard. PVC double glazed stable style door to rear.

KITCHEN WITH INFORMAL DINING

17'9 x 9'9 (5.41m x 2.97m)

Full range of light oak high and low level units with leaded glass display cabinets with contrasting work surfaces. Breakfast bar. Single drainer sink unit with mixer taps. Integrated four ring halogen hob with pull-out extractor fan. Low level combination oven and grill. Plumber for washing machine and space for fridge freezer. Part tiled walls to work surfaces. Single radiator.

FIRST FLOOR LANDING

Double radiator. Access to loft. Hot press with copper cylinder and "Willis" type immersion heater. Shelving above.

BEDROOM 1

12' x 9'7 (3.66m x 2.92m)

plus over stair storage. Single radiator.

BEDROOM 2

11'9 x 9'7 (3.58m x 2.92m)

plus over stair storage. Single radiator.

BEDROOM 3

9' x 8' (2.74m x 2.44m)

Single radiator.

SHOWER ROOM

6'1 x 5'11 (1.85m x 1.80m)

Modern white suite comprising large PVC clad shower cubicle with "Redring" electric shower unit and sliding cubicle doors. Wall mounted wash hand basin. Half tiled walls with decorative border.

SEPERATE W/C

Modern white push button low flush W/C.

OUTSIDE

Pedestrian gateway and low level well maintained hedging to: Enclosed front garden in paved steps and pathway to raised and paved patio area. Neat display area edged in timber with paving stones and pebble display.

Timber pedestrian gate and fixed panel (could be returned to vehicular gates) with access to tarmac off street parking. Paved pathway and garden in neat lawn. Enclosed timber decked patio area with inset lighting. Outside tap.

STORAGE SHED

6'1 x 3'1 (1.85m x 0.94m)

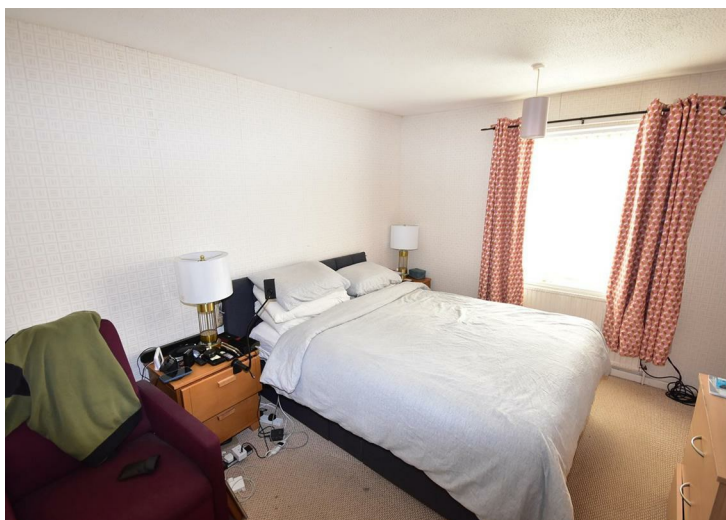
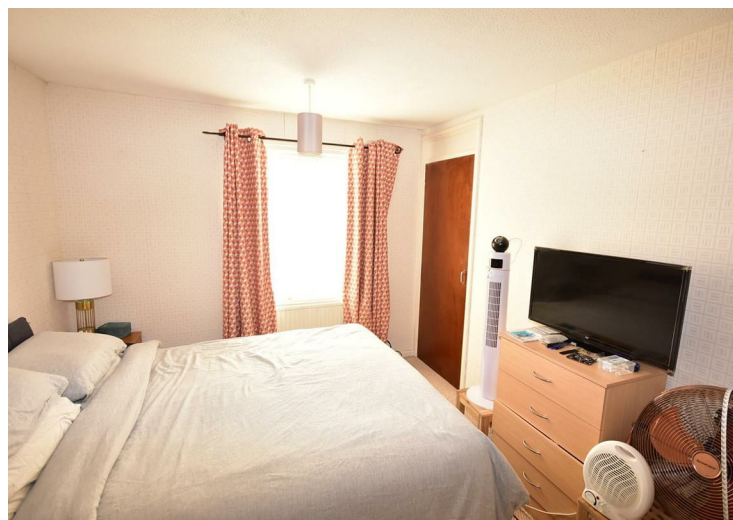
STORAGE / BOILER HOUSE

6'9 x 6' (2.06m x 1.83m)

Oil-fired boiler. 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	51	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage

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