

5 Elmdale, Newpark, Antrim, BT41 2DD



PRICE Offers Over £109,950

This is an excellent opportunity for the first time buyer and young family alike to purchase a beautifully presented three bedroom mid terraced house in the ever popular Newpark estate and occupying a relatively private site with excellent sun orientation. Finished to a high standard throughout the property benefits from gas-fired central heating with Ember Smart Control, light oak effect kitchen units with integrated oven and hob, low flush W/C to the ground floor and luxury wet room style shower room to the first floor perfect for those in need of easy access. With a shortage of properties of this calibre on the market, we are sure interest will be high. We therefore recommend viewing it at your earliest convenience.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Ground floor W/C
- Spacious rear porch 10'5 x 9'3 (max)
- Living room with feature cast iron multi-solid fuel stove
- Kitchen with informal dining area
- Full range of light oak high and low level units / Integrated oven and gas hob
- Three well proportioned bedrooms / All with built-in storage
- Wet room style shower room with modern white suite
- Mahogany effect PVC double glazed windows / White PVC double glazed door to rear / Gas-fired central heating with Ember smart control / PVC fascia and soffits
- Double timber gates to enclosed asphalt parking at rear / Low maintenance garden to front / Close to local amenities and transport facilities

ACCOMMODATION

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Partially enclosed front garden with mature hedging. 4 Ft timber fencing. Mixed stone bedding and paved pathway to front door.

ENTRANCE HALL

Hardwood front door with decorative glass panel and side light to entrance. Staircase to first floor with hand rail. Double radiator. Two panel bevelled glass door to:

LIVING ROOM

14'7" x 13'7" (4.45m x 4.14m)

(max) Large feature wood burning "Inglenook" style cast iron multi-fuel stove with brick hearth and bordering surround. Wood laminate floor. Double radiator. 2 panel bevelled glass door to:

REAR HALL

Storage cupboard. Wood wall panelling. Fully tiled floor.

GROUND FLOOR WC

Low flush WC. Fully tiled floor and partially tiled walls.

KITCHEN WITH INFORMAL DINING

11'6 x 9'10 (3.51m x 3.00m)

Full range of light oak effect high and low level units with contrasting work surfaces. One and a quarter bowl white sink unit with black mixer tap. Integrated four ring gas hob with stainless steel pyramid style over head extractor fan. Low level combination oven/grill. Space for washing machine and fridge freezer. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Low voltage down lights. Access to loft. Storage cupboard with shelving and "Worcester" combi gas boiler.

BEDROOM 1

11'7" x 8'11" (3.550 x 2.720)

Integrated storage cupboard. Wood laminate floor. Double radiator.

BEDROOM 2

11'9" x 9'9" (3.598 x 2.975)

Integrated storage cupboard. Wood laminate floor. Double radiator.

BEDROOM 3

8'7" x 8'8" (2.624 x 2.658)

Integrated over stair storage cupboard. Wood laminate floor. Single radiator.

SHOWER ROOM

5'1" x 5'10" (1.553 x 1.800)

Wet room style shower room comprising a modern white suite to include a low flush push button WC, pedestal wash hand basin with chrome mixer tap and "Triton Jade 2" electric shower with partially glazed screens. Fully tiled walls and anti slip flooring. Chrome towel radiator.

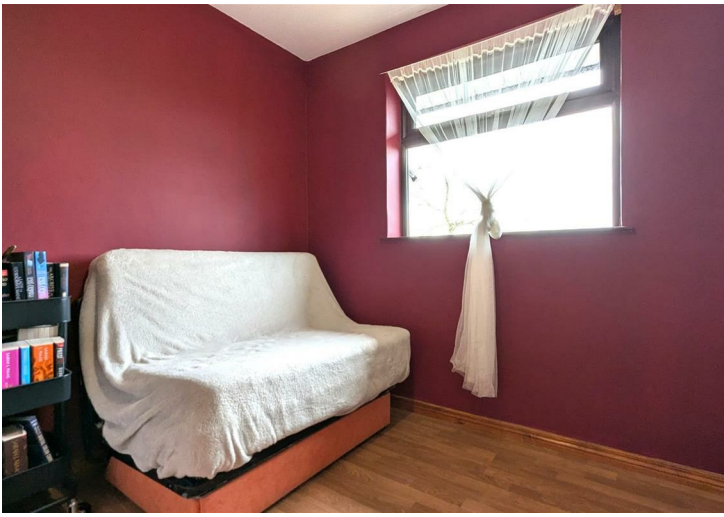
OUTSIDE REAR

Fully enclosed rear garden with 4 Ft timber fencing and gate to private asphalt driveway for one car. Outside tap and light.

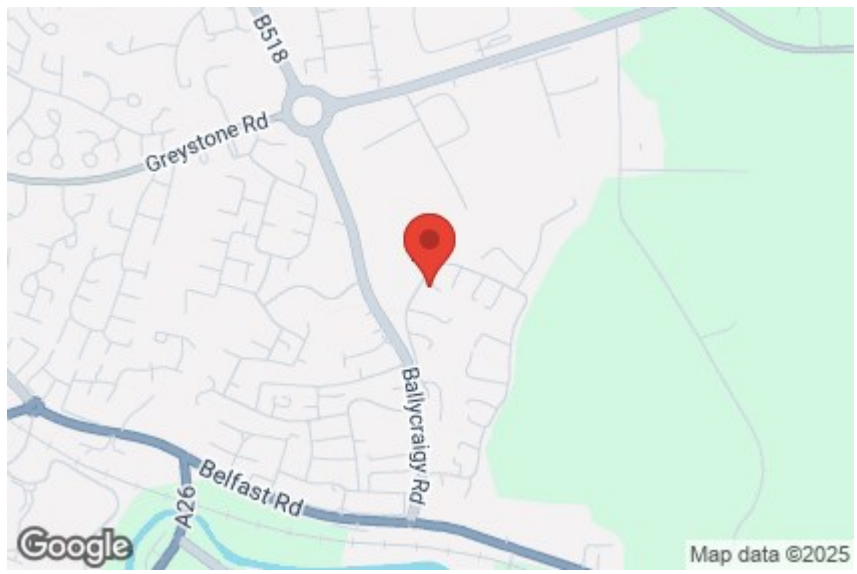
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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 | | 74 | 75 |
| (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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