

## 30 Hillside, Antrim, BT41 4HG



### PRICE Offers Over £129,950

This is an incredibly rare opportunity to purchase a deceptively spacious and well presented four bedroom end terraced house in this much sought after residential development on the outskirts of Antrim town and close to all local amenities and within easy access of Belfast International Airport. The property benefits from a large informal kitchen/dining, a living room with an open fire, four generous bedrooms to the first floor and modern white sanitaryware to the first floor bathroom and ground floor WC.

Outside the property provides ample private parking with space for up to three cars, and a relatively private, low maintenance rear garden offering excellent sun orientation.

With an integrated garage allowing plenty of storage options this property is likely to appeal to a wide range of potential purchasers to include first time buyers and young families alike.

Early viewing strongly recommended.

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## FEATURES

- Entrance porch hall with ground floor WC and staircase to first floor
- Large Kitchen with informal dining area 14'10" x 10'2" / Peninsula with breakfast bar seating
- Integrated oven and hob / Space for dishwasher and low level Fridge freezer
- Separate utility cupboard, plumber for washing machine
- Generous Living room 17'10" x 13'8" with feature open fire
- Four generous bedrooms to the first floor
- Modern three piece bathroom and separate shower room
- Integrated garage with roller door, electrics and lighting
- Fully enclosed garden to the rear offering superb privacy and sun orientation
- PVC double glazed windows and external doors / Gas-Fired central heating / Private driveway with space for up to three cars

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed private tarmac drive with space for up to 3 cars. Outside tap and light. Access to integrated garage.

### ENTRANCE PORCH

PVC tiled walls. PVC tiled flooring. Stair case to first floor with two hand rails. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and wall mounted wash hand basin with "monobloc" chrome mixer tap and storage below. PVC wall cladding and flooring. Low voltage down lights. Chrome towel radiator.

### KITCHEN INTO INFORMAL DINING

14'10" x 10'2" (4.533 x 3.117)

Full range of oak effect contemporary style high and low level kitchen units with contrasting work tops and splash back boards. Single drainer stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel splash back and pyramid style over head extractor fan. Low level combination oven and grill. Breakfast bar peninsula. Space for dishwasher and low level fridge freezer. Fully tiled floor. Low voltage down lights. Display cabinets. Separate Utility cupboard plumbed for washing machine. Double radiator.

### LIVING ROOM

17'10" x 13'8" (5.452 x 4.182)

Feature open fireplace with cast iron inset and tiled surround, hearth and mahogany mantle. Wood laminate flooring. Double radiator.



## REAR PORCH

Space for freezer. Electric meter cupboard. Single radiator.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

14'3" x 9'1" (4.345 x 2.789)

Wood laminate floor. Integrated storage cupboard. Double radiator.

## BEDROOM 2

13'7" x 9'0" (4.158 x 2.750)

(at max) Integrated storage cupboard. Wood laminate floor. Double radiator.

## BEDROOM 3

13'7" x 8'9" (4.141 x 2.685)

Integrated storage cupboard. Wood laminate floor. Double radiator.

## BEDROOM 4

10'4" x 8'3" (3.155 x 2.517)

Wood laminate floor. Single radiator.

## BATHROOM

7'4" x 5'11" (2.249 x 1.821)

(at max) Modern white suite comprising a panel bath with chrome mixer tap and shower attachment. Low flush push button WC. Wall mounted wash hand basin with "Monobloc" chrome mixer tap and storage below. Low voltage down lights. Hot press with gas combi boiler. Chrome towel radiator.

## SEPERATE SHOWER ROOM

Wall to wall enclosed shower with partially glazed folding door. PVC wall cladding. Low voltage down lights.

## INTEGRATED GARAGE

16'11" x 8'11" (5.164 x 2.723)

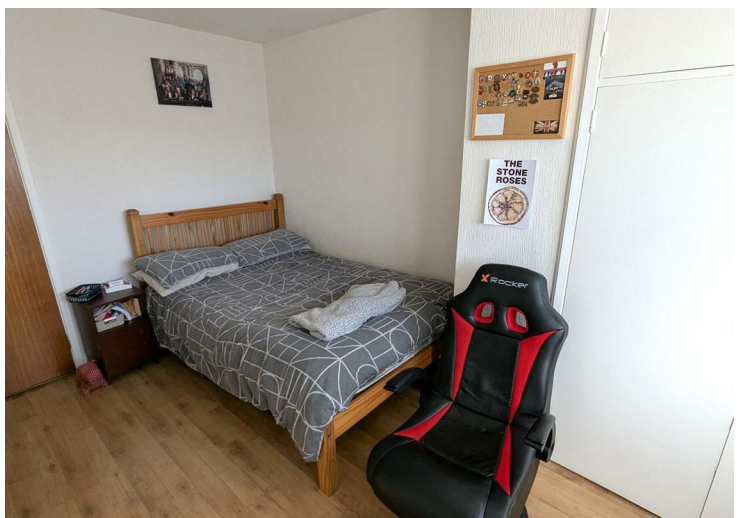
Manual roller door. Full electrics. PVC double glazed door to rear.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy and sun orientation. Fully paved. Wall border. Two pedestrian gates. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

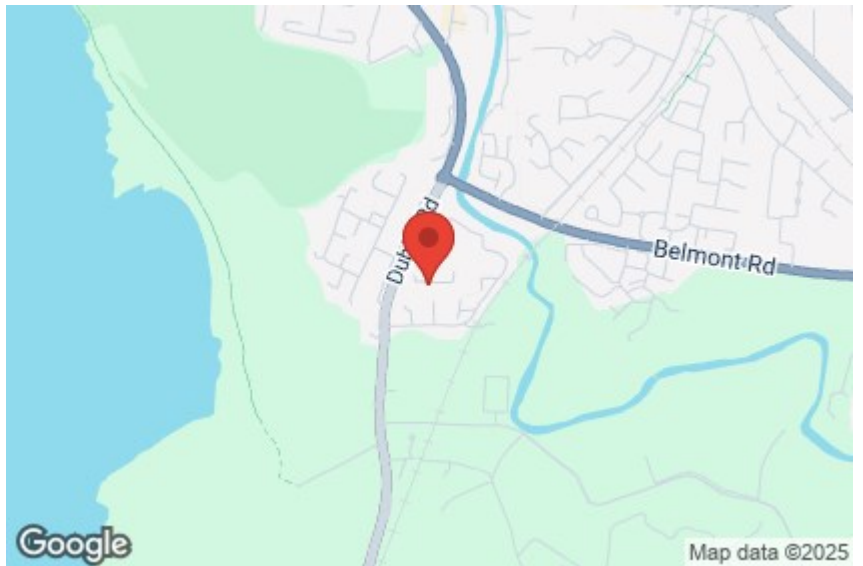
Please note, none of the services or appliances have been tested at this property







| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>62</b> | <b>63</b> |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC |           |           |



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