

49 Caulside Park, Antrim, County Antrim, BT41 2DR



PRICE Offers Over £114,950

This is a superb opportunity for First Time Buyers and Investors alike to purchase a beautifully presented three bedroom mid terraced house in the sought after Caulside estate on the outskirts of Antrim town yet within easy access of all local amenities. Finished to a high standard throughout, the property benefits from cream coloured, hand painted high and low level kitchen units, modern white sanitary ware to include shower bath with feature mixer taps, "Triton" electric shower over and curved screen together with PVC double glazed windows and external doors to include French doors to the rear and oil-fired central heating.

Occupying a low maintenance site with partly paved two tiered garden area to the rear together with landscaped pink stone and painted timber sleepers to the front.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance porch with wood laminate floor / Access to understair storage
- Living room 17'3 x 9'10 with PVC double glazed French doors to rear
- Kitchen with informal dining area / Full range of cream coloured hand painted high and low level units
- Front hall with staircase to first floor
- First floor landing with access to loft / Hotpress with insulated copper cylinder
- Three well proportioned bedrooms / Two with wood laminate floor
- Bathroom with modern white suite to include shower bath with "Triton" electric shower over / Polished chrome heated towel rail
- PVC double glazed windows and external doors / PVC fascia and soffits / Oil-fired central heating
- Fully enclosed and mostly paved yard to rear
- Superb opportunity for investors and First Time Buyers alike

ACCOMMODATION

PVC double glazed entrance door and side lights to:

ENTRANCE PORCH

7'6 x 6'8 (2.29m x 2.03m)

Wood laminate floor. Access to under stair storage.

LIVING ROOM

17'3 x 9'10 (5.26m x 3.00m)

Wood laminate floor. PVC double glazed French doors to rear. Dual aspect windows. Door to entrance hall. Single radiator.

KITCHEN WITH INFORMAL DINING

17'4 x 9'5 (5.28m x 2.87m)

Full range of cream coloured hand painted high and low level units with long chrome handles and open displays. Leaded glass display unit. Contrasting work surfaces. Single drainer stainless steel sink unit and mixer tap. Space for cooker with over head circulator. Plumbed for washing machine and space for dryer. Space for fridge freezer. Dual aspect windows. Wood laminate floor. Double radiator.

FRONT HALL

Stair case to first floor.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Walk-in storage cupboard.

BEDROOM 1

11'8 x 9'8 (3.56m x 2.95m)

Over stair storage cupboard. Single radiator.

BEDROOM 2

10'2 x 7'5 (3.10m x 2.26m)

Wood laminate floor. Single radiator.

BEDROOM 3

9'8 x 7'3 (2.95m x 2.21m)

Wood laminate floor. Single radiator.

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

Modern white suite comprising shower bath with feature mixer taps, "Triton" electric shower unit over and curved screen. Push button low flush W/C and pedestal wash hand basin with mixer tap. Fully tiled walls and floor. Polished chrome heated towel radiator.

OUTSIDE

Low level timber fencing and pedestrian gate to paved pathway and steps to tiered garden in pink stone and painted retaining sleepers.

Fully enclosed garden to rear in raised and paved patio with steps down to decorative stone lower tier. 6Ft. timber fencing and pedestrian gate. PVC oil tank and timber oil-fired boiler house.

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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