

## 80 Niblock Oaks, Antrim, BT41 2DP



### PRICE Offers Over £174,950

We are delighted to offer for sale 80 Niblock Oaks, a beautifully presented mid-townhouse offering generous, flexible accommodation in a popular and convenient location. Originally a four-bedroom property, this home has been thoughtfully reconfigured to provide three well-proportioned bedrooms, including two with ensuite facilities. The stunning principal bedroom boasts its own ensuite and a spacious dressing room, perfect for modern family living. On the ground floor, you'll find a convenient WC, a fully fitted walnut-effect shaker style kitchen, and a generous living room ideal for relaxing or entertaining. With stylish finishes throughout and a practical layout, this is a superb home for growing families or those seeking extra space. Early viewing is highly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room 15'0" x 11'4" with wood laminate flooring and feature radiator covers
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of walnut effect "Shaker" style high and low level units / Integrated oven and hob
- Utility room with range of storage with sliding doors and space for washing machine
- First floor landing / Access to loft
- Three exceptionally well proportioned bedrooms including one with ensuite in addition to a principal bedroom with dressing and access to ensuite (formerly family bathroom)
- Former family bathroom currently linked to principal bedroom with modern white suite to include a panel bath and enclosed shower
- PVC triple glazed windows and double glazed French doors / Oil-fired central heating / PVC fascia and soffits / High energy efficiency
- Tarmac side by side parking to the front / Access to enclosed garden to rear offering superb privacy

## ACCOMMODATION

### OUTSIDE FRONT

Tarmac drive to front. Neat with flower bed border. Leading to:

### ENTRANCE HALL

Hardwood front with side lights to a spacious and fully ? entrance. Spruce stair case to first floor with moulded hand rail. Under stair storage inset.

### LIVING ROOM

15'0" x 11'4" (4.590 x 3.468)

Wood laminate floor. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a low flush WC, wash hand basin with "monobloc" chrome mixer tap. Fully tiled floor.

### KITCHEN INTO INFORMAL DINING

13'0" x 12'3" (3.977 x 3.756)

Full range of "Walnut effect" shaker style high and low level units with complimentary work tops and contrasting splash back tiling. Over counter lighting. One and a quarter bowl stainless steel sink unit with "monobloc" chrome mixer taps. Integrated four ring halogen hob with stainless steel and glass over head extractor fan. Low level combination oven and grill. Space for fridge freezer. Fully tiled floor. Double radiator. PVC double glazed French patio doors to rear.



## UTILITY ROOM

9'2" x 3'5" (2.819 x 1.056)

Integrated storage with shelving insets, clothing rails and drawers. Space for washing machine. Fully tiled floor. Single radiator. PVC double glazed door to rear.

## FIRST FLOOR LANDING

Wood laminate floor. Hot press with pressurized cylinder and shelving. Access to partially floored loft with pull down ladder.

## PRINCIPAL BEDROOM

12'2" x 9'11" (3.723 x 3.040)

Two single radiators. Storage inset.

## DRESSING ROOM

11'10" x 4'5" (3.626 x 1.368)

Integrated storage featuring clothing rails, drawers and shelving.

## ENSUITE BATHROOM

8'8" x 7'4" (2.654 x 2.244)

Modern white four piece suite comprising a large enclosed shower with PVC panelled walls, "Drench" shower head, secondary attachment and glazed doors. Wood panel bath with chrome mixer tap, "vanity" sink unit with "monobloc" chrome mixer tap, low flush push button WC. Fully tiled floor and mostly walls. Double radiator.

## BEDROOM 2

13'1" x 10'6" (4.013 x 3.222)

Wood laminate floor. Double radiator.

## ENSUITE

Modern white suite comprising a wall to wall enclosed mains shower with "drench" shower head, secondary attachment and glazed door. Pedestal wash hand basin with "monobloc" chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Extractor fan. Single radiator.

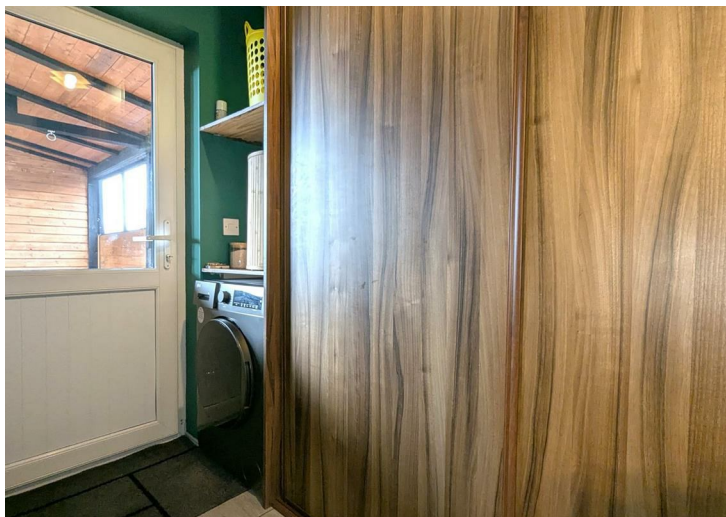
## BEDROOM 3

12'0" x 13'0" (3.659 x 3.979)

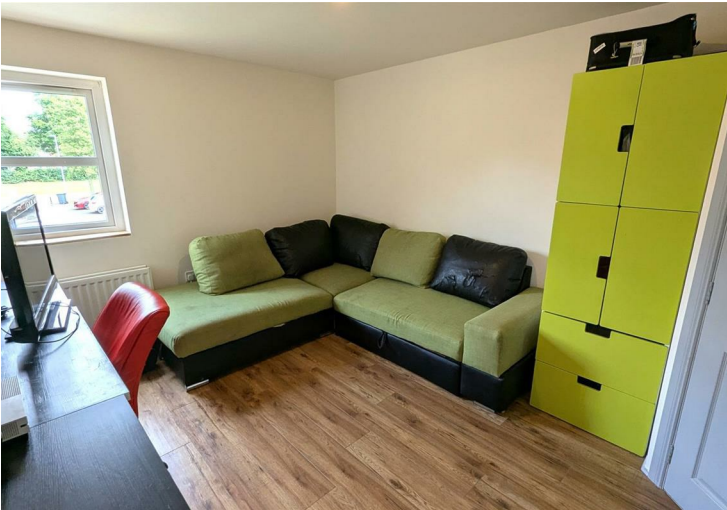
Wood laminate floor. Single radiator.

## 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>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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