

# 12 Village Hill Mews, Straid, BT39 9WF



- End Town House
- 3 Bedrooms
- 2 Receptions
- Farmhouse Style Fitted Kitchen
- Four Piece White Bathroom Suite
- Excellent First Time Buy / Investment Opportunity
- Off Street Private Parking Forecourt
- Choice Mews Style Development
- PVC Double Glazed Windows
- Oil Fired Central Heating

**PRICE Offers Over £159,950**

*Situated within a popular Mews style development just off the Irish hill road in Straid Village. This spacious 3 bedroom end townhouse is an ideal home for first time buyers and investors alike. Enjoying a well planned living layout incorporating 2 receptions, farmhouse style kitchen and a four piece family bathroom an early viewing is advised.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
 12 Church Street  
 Antrim  
 BT41 4BA  
 Tel: (028) 9446 6777

**Ballyclare**  
 51 Main Street  
 Ballyclare  
 BT39 9AA  
 Tel: (028) 9334 0726

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

## ACCOMMODATION

### GROUND FLOOR

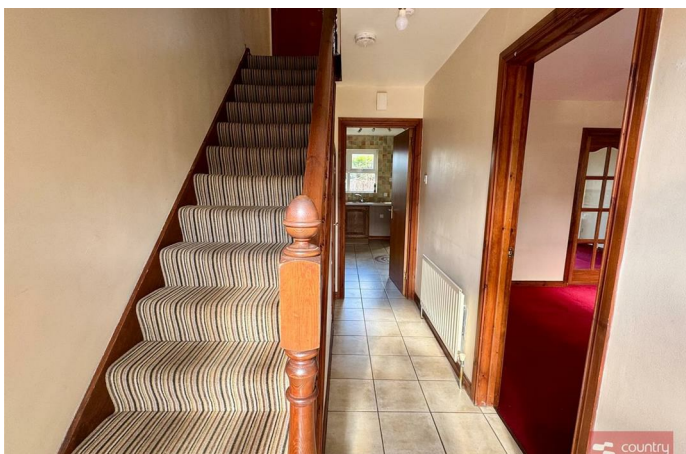
Hardwood six panelled front door with security locking. Matching PVC double glazed side screen. Ceramic tiled floor. Stairwell to first floor. Understair storage with central heating timer.

#### LOUNGE 14'0" x 11'8"

Attractive Period style fireplace in ornate hardwood carved surround with cast iron tile inset and granite hearth. Twin glass french doors to :

#### DINING / FAMILY ROOM 10'4" x 9'8"

Sliding double glazed patio doors to rear.



#### FARMHOUSE STYLE KITCHEN 12'0" x 10'4"

Equipped with a range of fitted high and low level medium oak effect units with matching work surfaces. Glazed display cabinet. Space for freestanding cooker with overhead extractor fan in matching canopy. Integrated fridge freezer. Inlaid stainless steel sink unit and mixer tap. Plumbed for washing machine. Complimentary wall tiling. Matching ceramic tile floor. Hardwood double glazed back door.



### FIRST FLOOR

Balustrading to stairwell.

#### LANDING

With shelved hot press. Access to roof space.

#### BEDROOM 1 11'10" x 11'6"

#### BEDROOM 2 11'6" x 10'4"

#### BEDROOM 3 8'6" x 7'0"

## FAMILY BATHROOM

Four piece suite comprising panelled bath with centred taps, pedestal wash hand basin, low flush w.c. and corner shower cubicle with Mira Sport electric shower. Screen doors. Matching ceramic tiled floor. Matching accessories.



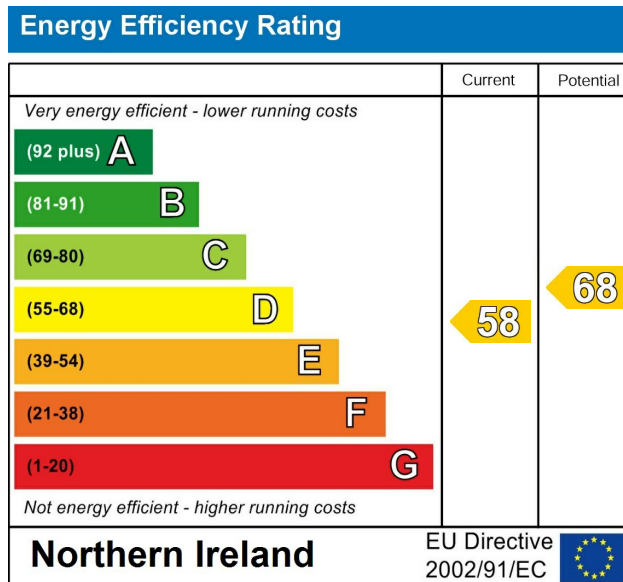
## OUTSIDE

End terrace townhouse located within a small Mews style development, off Irish Hill Road, on the outskirts of Straid Village.

Off street paved parking bay at front elevation. Enclosed gardens to gable side and rear screened by perimeter fence. Paved paths.

Outside light. Water tap.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.