

## 26 Ashgrove, Antrim, BT41 2BL



### PRICE Offers Over £114,950

We are delighted to offer for sale this deceptively spacious three bedroom mid-terrace house located in the sought after Newpark estate on the outskirts of Antrim town yet close to most local amenities and transport facilities.

Boasting a spacious entrance hall with a convenient ground floor W/C and a large utility store, this property is perfect for those in need of generous storage for all of life's necessities.

As you step inside, you'll be greeted by a cosy living room, ideal for relaxing with family and friends. The kitchen features a full range of mid oak high and low-level units, along with an integrated oven and hob, making it a delightful space for cooking and informal dining.

This lovely home offers three well-proportioned bedrooms, two of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows and external doors ensure plenty of natural light flows through the house, creating a warm and inviting atmosphere.

With gas-fired central heating, PVC fascia and soffits, and asphalt off-street parking for one vehicle, this property combines comfort and convenience seamlessly.

Don't miss the opportunity to make this house your home sweet home in the heart of Ashgrove.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with solid wood flooring / Staircase to first floor
- Access to under stair storage / Ground floor W/C
- Rear porch with PVC double glazed door and sidelight to rear / Access to Utility Storage
- Generous living room 13'8" x 11'4"
- Kitchen with informal dining / Full range of mid oak effect high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite to include panelled bath with electric shower over
- PVC double glazed windows and external doors / Gas fired central heating
- Asphalt off-street parking to rear / Enclosed garden to front in neat lawn

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden with 4Ft timber fencing, neat lawn, stone bedding, paved patio and paved pathway to front door.

### ENTRANCE HALL

PVC double glazed front door with sidelight to spacious entrance with solid wood flooring. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Double radiator.

### LIVING ROOM

**13'8" x 11'4" (4.168 x 3.471)**

Feature electric fire with marble hearth,, splashback and ornate wooden surround. Solid wooden flooring. Single radiator.

### KITCHEN / INFORMAL DINING

**11'6" x 9'8" (3.513 x 2.954)**

Full range of mid oak effect 'Shaker' style high and low level kitchen units with complimentary worktops and splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with hooded over head extractor fan. Low level combination oven and grill. Spaced for a washing machine, tumble dryer and low level fridge freezer. Single radiator.

### GROUND FLOOR WC

Partial wood panelled walls. Low flush WC.

### REAR PORCH

Access to large brick built storage with power. Currently used for chest freezer, fridge and storage. PVC double glazed door with sidelights to the rear.



## FIRST FLOOR LANDING

Access to loft. Hot press with combi gas boiler and shelving.

## BEDROOM 1

11'8" x 8'10" (3.564 x 2.702)

Integrated storage cupboard. Wood laminate flooring. Single radiator.

## BEDROOM 2

11'9" x 9'8" (3.606 x 2.949)

Integrated storage cupboard. Wood laminate flooring. Single radiator.

## BEDROOM 3

8'10" x 8'6" (2.693 x 2.605)

Single radiator.

## BATHROOM

5'8" x 5'1" (1.748 x 1.556)

White three piece suite comprising a panel bath with chrome hot and cold taps, 'Redring' Pure' electric shower over and partially glazed folding screen. Pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Single radiator. PVC wall cladding to shower and bath, tiling to rest. Single radiator.

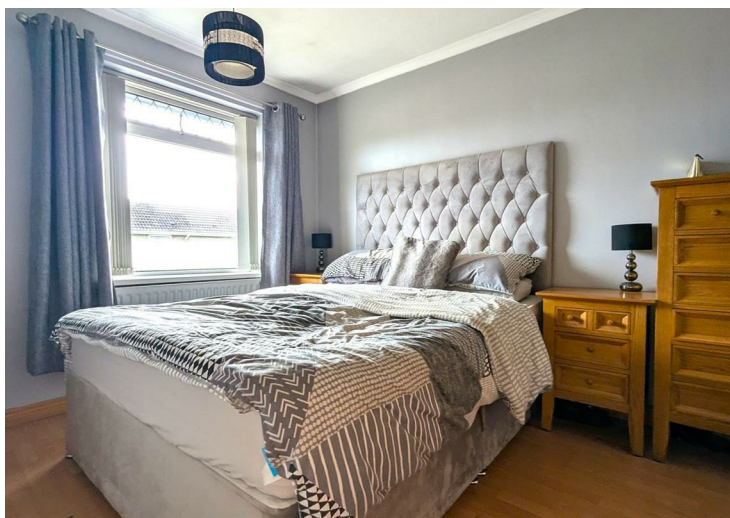
## OUTSIDE REAR

Partially enclosed garden to the rear with asphalt driveway and outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via the solicitor.





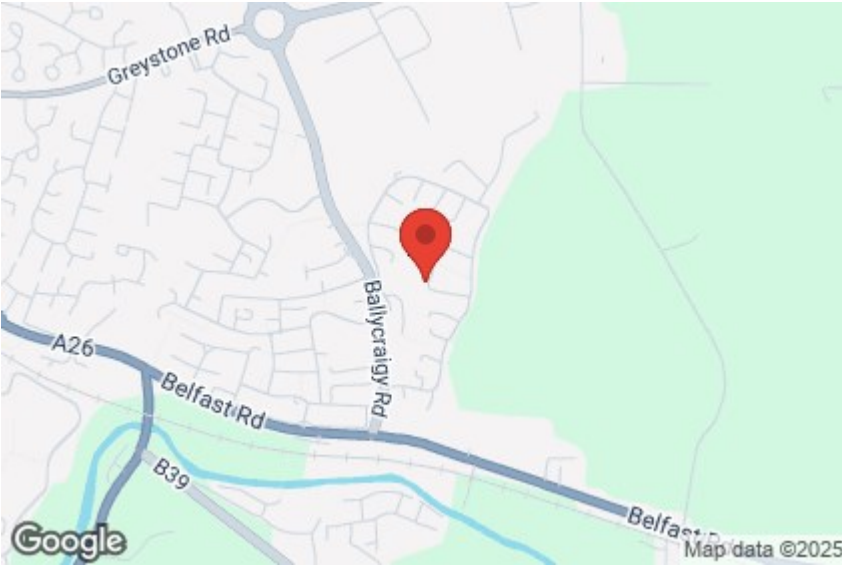


Energy Efficiency Rating

	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>76</b>

Northern Ireland

EU Directive 2002/91/EC



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