

149 Craighill, Antrim, County Antrim, BT41 1QQ**PRICE Offers Over £104,950**

This is an excellent opportunity to purchase a well presented three bedroom end terraced house occupying a generous site with excellent sun orientation on the periphery of Ballycraigy close to Glenburn and Ballycraigy Primary School. Benefiting from a single storey kitchen extension to the rear complete with full range of cream coloured high gloss high and low level units together modern sanitary ware to the ground floor bathroom, oil-fired central heating and PVC double glazed windows and external doors this property is ideally suited to First Time Buyers looking for a property to move into immediately.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Extended 3 Bedroom End Terrace House
- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with bay window / Wood laminate floor through open archway to;
- Dining room 10'1 x 6'11 / Feature glass block walling to;
- Extended Kitchen with full range of cream coloured high gloss high and low level units / Integrated hob and space for under oven
- Ground floor bathroom with modern white suite
- First floor landing
- Three bedrooms
- PVC double glazed windows and external doors / Oil fired central heating / PVC fascia and soffits
- Spacious rear site in neat lawn with raised patio area and fully enclosed and paved patio to lower tier / Excellent sun orientation

ACCOMMODATION

PVC double glazed front door with matching side screen in "Georgian style" to;

ENTRANCE HALL

Staircase to first floor. Under stair storage. Wood laminate floor.

LIVING ROOM

13'3 x 10' (4.04m x 3.05m)

Front bay window. Rustic pine surround with tiled inset and quarry tiled hearth. Inset glass fronted fire. Laminate floor. Double radiator. Open archway to;

DINING ROOM

10' x 6'11 (3.05m x 2.11m)

Wood laminate floor. Single radiator.

REAR PORCH

5'10 x 5'2 (1.78m x 1.57m)

Laminate flooring. Central heating timer unit. PVC double glazed door to rear.

KITCHEN

10'10 x 10'3 (3.30m x 3.12m)

Full range of modern high gloss high and low level cream coloured units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with pyramid style stainless steel overhead extractor unit. Space for built-in under oven. Plumbed for washing machine. Space for free standing fridge and tumble dryer. Glass block wall to dining room.

BATHROOM

Accessed off front hall. Modern three piece white suite comprising panelled bath with mixer taps. Moulded wash hand basin in vanity unit with mixer taps and storage below. Low flush W/C. Fully tiled on two walls. Matching ceramic tiled floor. Extractor unit. Double radiator.

LANDING

Landing with gable side window. Access to attic.

BEDROOM 1

12'9 x 9'10 (3.89m x 3.00m)

Overstair wardrobe. Single radiator.

BEDROOM 2

10'6 x 6'10 (3.20m x 2.08m)

Wood laminate floor. Single radiator.

BEDROOM 3

8'11 x 7'4 (2.72m x 2.24m)

Wood laminate floor. Single radiator.

OUTSIDE

Twin pillars and pedestrian access gate to front garden in neat lawn and low level perimeter wall. Paved pathway extending along the gable side. Pedestrian gate to fully enclosed rear garden. Outside tap. Concrete service area extending into raised patio area with bespoke timber fencing. Block built shed housing oil fired central heating boiler. PVC oil tank. Extensive rear garden area in neat lawn and paved pathway. 6Ft. lapboard fencing. Steps up to raised and fully paved enclosed patio area on lower tier.

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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