

126 Caulside Park, Antrim, BT41 2DT



PRICE Offers Over £134,950

We are delighted to offer for sale 126 Caulside Park, Antrim.

A beautifully presented three-bedroom semi-detached home with garage, offering stylish and contemporary living throughout. The property features a stunning shaker-style kitchen and a spacious living room enhanced by a feature media wall and elegant herringbone wood laminate flooring. Upstairs are three well-proportioned bedrooms, ideal for family living.

Externally, the property occupies an exceptional site with extensive patio areas, neatly maintained lawns, and convenient rear access to the garage — perfect for modern family life and outdoor entertaining.

Exceptional opportunity for first time buyers and young families alike. Early viewing is strongly recommended.

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FEATURES

- Extended entrance porch with 'Herringbone' wood laminate flooring
- Living room 17'3" x 11'7" with feature media wall and 'Herringbone' wood laminate flooring
- Kitchen with informal dining / Range of solid oak 'Shaker' style high and low level units
- Integrated appliances to include a halogen hob and combination oven and grill / Space for a washing machine and tumble dryer
- Three well proportioned bedrooms to the first floor
- Family bathroom featuring a modern white suite to include a panel bath with shower over
- Seperate WC
- Generous gardens and yard space to front and rear / Access to garage
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front garden with large paved patio, neat lawns and timber gate to the front. Outside lighting.

ENTRANCE HALL

PVC double glazed door to entrance hall. 'Herringbone' wood laminate flooring. Electric meter cupboard. Understairs storage cupboard. Single radiator.

KITCHEN WITH INFORMAL DINING

17'3" x 9'6" (5.265 x 2.908)

Full range of green high and low level solid oak 'Shaker' style kitchen units with complimentary work surfaces and upstands. One and a quarter bowl stainless steel sink unit with gold mixer tap. Over counter lighting and bullet lights to the kickstand. Integrated appliances to include a four ring halogen hob with hooded overhead extractor fan. A low level combination oven and grill and a fridge freezer. Space for a washing machine and tumble dryer. Fully tiled floor. Dual aspect windows. Double radiator.

LIVINGROOM

17'3" x 11'7" (5.265 x 3.539)

Feature media wall with contemporary wood effect wall mounted electric fire. 'Herringbone' wood laminate flooring. Graphite designer vertical radiator. Dual aspect windows. Rear hall. PVC double glazed door to the rear.

FIRST FLOOR LANDING

Low voltage downlighting. Access to loft.

BEDROOM 1

11'8" x 9'9" (3.559 x 2.997)

Feature acoustic wall panelling. Single radiator.

BEDROOM 2

11'11" x 11'7" (3.633 x 3.537)

Feature wood panelled walls. Single radiator.

BEDROOM 3

8'11" x 8'0" (2.724 x 2.445)

Feature wood panelled wall. Single radiator.

SEPERATE WC

Low flush WC. PVC panelled walls.

FAMILY BATHROOM

6'7" x 5'6" (2.009 x 1.683)

Modern white suite comprising a panel bath with shower over, fully tiled splashback and glazed screen. 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap and storage below. Single radiator.

GARAGE

17'11" x 9'0" (5.465 x 2.745)

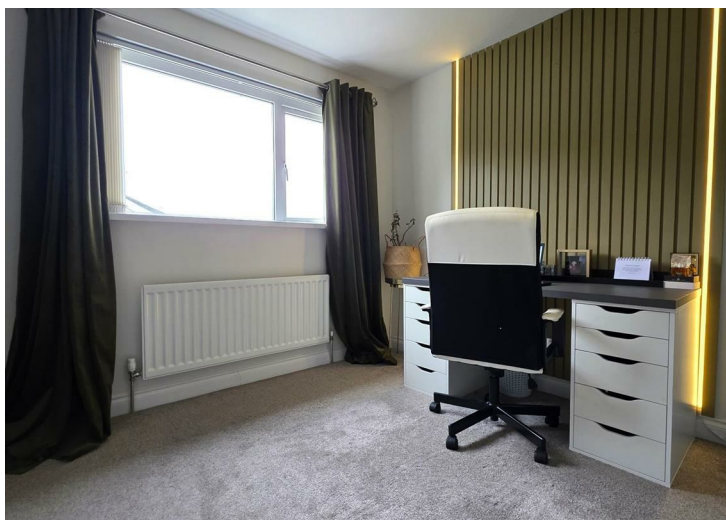
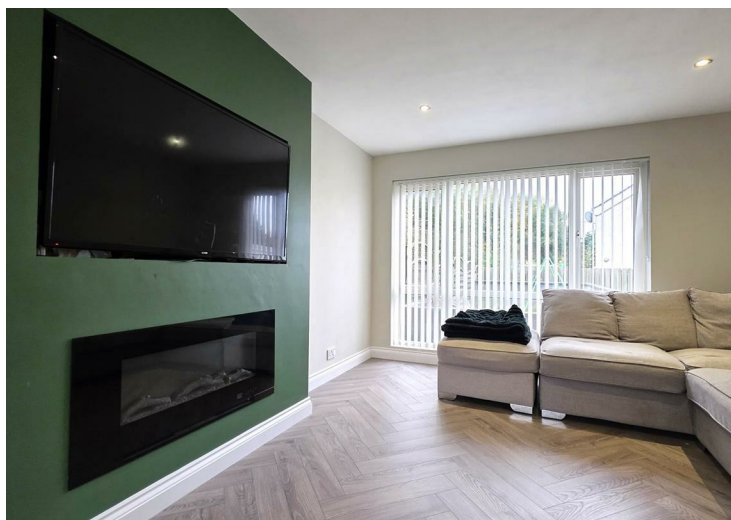
Roller door.

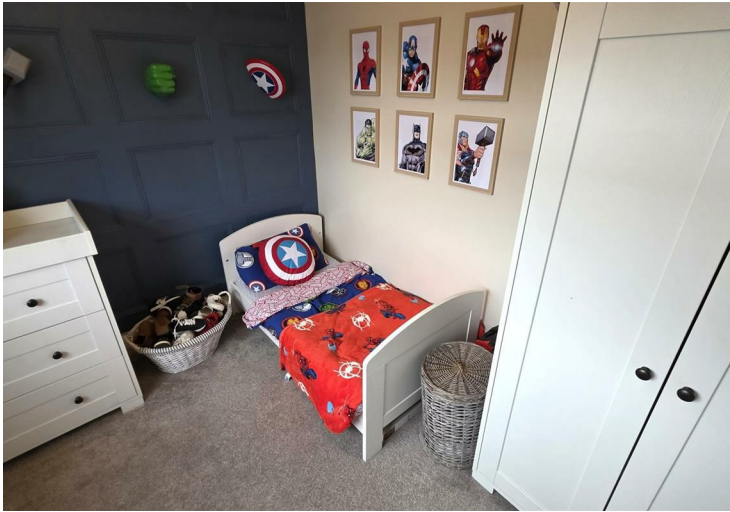
OUTSIDE REAR

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to the front. Large paved patio. Raised timber decking. Concrete yard. Service door to garage. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

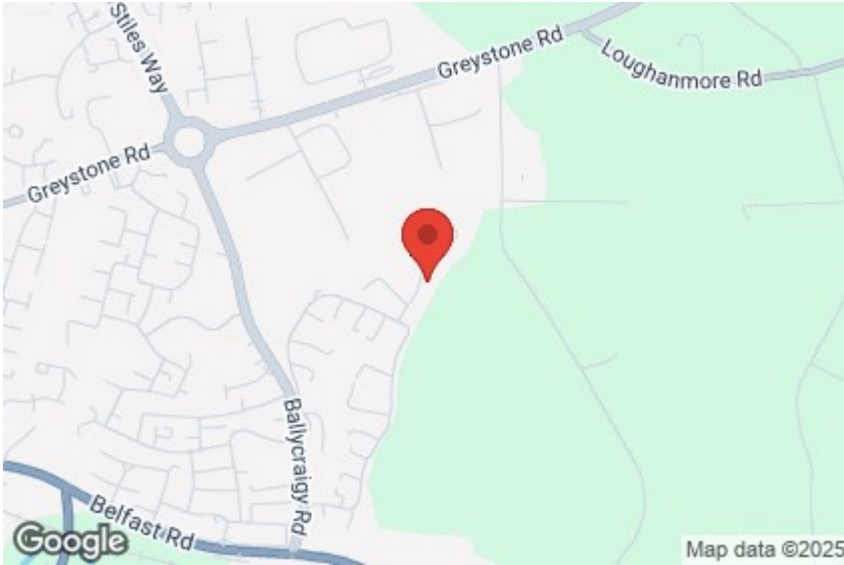
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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