

12 Belmont Hall Dale, Antrim, BT41 1FE



**PRICE Offers Over
£264,950**



We are proud to offer for sale 12 Belmont Hall Dale, Antrim
Constructed in 2024 this superbly presented three bedroom detached home is ideally situated within this popular and convenient residential development.

The property has been recently constructed to an excellent standard and offers spacious, well-appointed accommodation throughout.

The ground floor comprises a sizeable living room with sliding patio doors to the rear, a generous and upgraded from standard specification fitted kitchen with a full complement of integrated appliances to include an induction hob, oven, dishwasher and fridge freezer.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, alongside a luxury four piece family bathroom with double ended panel bath and separate enclosed shower.

Externally, the property benefits from a fully enclosed generous rear garden with large neat lawns, and paved patio. Ideally located close to local amenities, schools, nature trails along Six Mile Water and excellent transport facilities, this is an outstanding opportunity to acquire a modern family home in a highly sought-after location.

Early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Large cloaks cupboard
- Spacious living room 18'7" x 11'5" (at max) set into bay / Dual aspect windows
- Fully fitted 'Belsay reed green Shaker' style kitchen with informal dining
- Host of integrated appliances to include induction hob / oven / fridge freezer / dishwasher and space for a washing machine
- Ground floor WC with modern white suite
- First floor landing with access to partially floored loft complimented with power, lighting and shelving to the rafters
- Three generous bedrooms to the first floor to include an exceptional principal bedroom 14'4" x 11'5" with ensuite shower room
- Four piece family bathroom with modern white suite to include double ended bath and separate quadrant shower cubicle
- Generous rear garden with neat lawns and paved patio
- Security alarm / High energy efficiency / PVC double glazed windows / Zoned Gas-fired central heating / PVC fascia and soffits / Recently constructed

ACCOMMODATION

ENTRANCE HALL

Composite door with double glazed portlight to welcoming entrance hall with staircase to first floor with moulded handrail. Large cloaks cupboard. Double radiator.

GROUND FLOOR WC

White suite comprising a pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Single radiator.

KITCHEN WITH INFORMAL DINING

18'7" x 14'11" (at max) (5.665 x 4.555 (at max))

Full range of 'Belsay Reed Green' vinyl wood grain effect 'Shaker' style high and low level kitchen units with 'Prima Rural Oak' work surfaces and upstands. Over counter lighting. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring induction hob with 'Flexi Duo' hot plate, glass splashback and stainless steel pyramid style overhead extractor fan. Mid level combination oven and grill, fridge freezer and dishwasher. Separate utility space with additional matching low level units and space for a washing machine. Large understairs storage cupboard with power and lighting. Polished ceramic floor tiles. Low voltage down lighting. Double radiator. PVC double glazed door to the rear.

LOUNGE

18'7" x 11'5" (5.679 x 3.489)

Wood laminate flooring. Contemporary style log burning effect wall mounted electric fire. Double radiator. PVC double glazed sliding patio door to the rear.

FIRST FLOOR LANDING

Access to partially floored loft with power, lighting and shelving in the rafters. Hot press with pressurised cylinder. Double radiator.

PRINCIPAL BEDROOM

14'4" x 11'5" (4.369 x 3.481)

Thermostat. Double radiator.

ENSUITE

Modern white suite comprising a wall to wall enclosed shower with PVC panelling and glazed sliding door. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Chrome towel radiator. Extractor fan. Fully tiled floor and partially tiled walls. Chrome towel radiator.

BEDROOM 2

10'5" x 9'11" (3.196 x 3.026)

Double radiator.

BEDROOM 3

11'5" x 7'9" (3.490 x 2.372)

Double radiator.

FAMILY BATHROOM

Modern white four piece suite comprising a double ended panel bath with feature chrome mixer tap, shower attachment and tiled splashback. Corner enclosed shower unit with PVC panelled walls and glazed sliding door. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor. Chrome towel radiator.

OUTSIDE

To the front neat lawn and paved pathway to front door. Outside lighting. Tarmac drive to the side with space for two cars.

Fully enclosed rear garden with large neat lawns and brick Pavia patio. Outside tap and outside sensor lighting. Outdoor power sockets. 6 Ft timber fencing and pedestrian gate to driveway.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

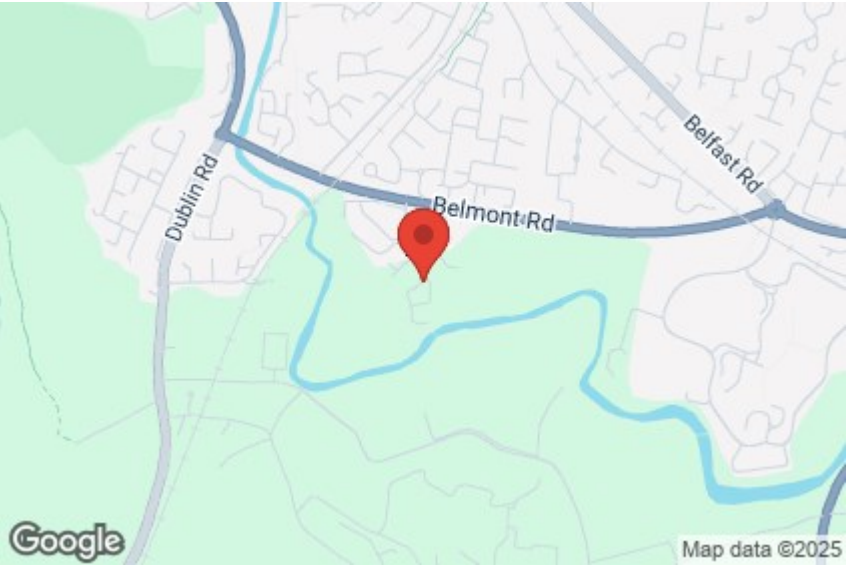
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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