

8 Belmont Hall Drive, Antrim, BT41 1FB



PRICE Offers Over £199,950

We are delighted to offer for sale 8 Belmont Hall Drive.

This beautifully presented three-bedroom semi-detached home is located within the highly sought-after Belmont Hall development, perfectly positioned close to local amenities, excellent transport links, and scenic nature walks such as the Six Mile Water Mill Trail.

Finished to an exceptional standard throughout, the property features a stunning lounge with a contemporary wall-mounted electric fire, creating a warm and stylish focal point.

The superb kitchen offers a full complement of integrated appliances, including a gas hob, oven, fridge freezer, dishwasher, washing machine, and tumble dryer.

Upstairs, three generous bedrooms further enhance this home's appeal for modern family living. A ground floor WC, a luxurious four-piece family bathroom, and an impressive energy efficiency rating complete the accommodation.

This outstanding property offers comfort, convenience, and contemporary style in a prime location. Early viewing is highly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 15'5" x 12'11" with feature wall mounted contemporary electric fire
- Kitchen with informal dining area
- Full range of 'Shaker' style high and low level units / Integrated oven, gas hob, fridge, freezer, dishwasher, washing machine and tumble dryer
- Ground floor W/C with modern white suite
- First floor landing
- Three well proportioned bedrooms / Principal with walk-in dressing area
- Bathroom with modern white suite to include double ended bath and separate shower cubicle
- PVC double glazed windows / Gas fired central heating / PVC fascia and soffits
- Tarmac drive to side with parking for up to two cars / Enclosed garden to rear

ACCOMMODATION

ENTRANCE HALL

Decorative tiled flooring. Staircase to first floor with moulded handrail and turned balustrading. Low voltage down lighting. Double radiator.

LOUNGE

15'5" x 12'11" (4.707 x 3.948)

Wood laminate flooring. Feature wall mounted contemporary style electric log burning fire. Low voltage down lighting. Understairs storage. Double radiator.

KITCHEN WITH INFORMAL DINING

16'8" x 13'1" (5.102 x 3.992)

Fully fitted range of dark blue shaker style high and low level kitchen units with contrasting work surfaces and complimentary bevelled white splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hub, low level combination oven and grill, Fridge freezer, dishwasher, washing machine and tumble dryer. Fully tiled floor. Low voltage down lighting. Double radiator. PVC double glazed door to the rear.

GROUND FLOOR WC

Modern white suite, comprising a pedestal wash hand basin with 'Monobloc' chrome mixer, tap and decorative tiled splashback. Low flush push button WC. Fully tiled floor. Gable window. Single radiator.

FIRST FLOOR LANDING

Access to partially floored with drop down ladder and lighting. Airing cupboard.

BEDROOM 1

12'8" x 9'8" (3.870 x 2.960)

Integrated dressing room with single radiator. Feature wood panelled wall. Double radiator.

BEDROOM 2

12'11" x 9'8" (at max) (3.956 x 2.963 (at max))

Double radiator.

BEDROOM 3

9'6" x 8'2" (2.919 x 2.509)

Integrated over stairs storage. Double radiator.

FAMILY BATHROOM

Modern white suite comprising a double ended panel bath with feature chrome mixer tap, shower attachment and tiled splashback. Enclosed corner shower with 'Drench' shower head, secondary attachment and PVC panelled splashback. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

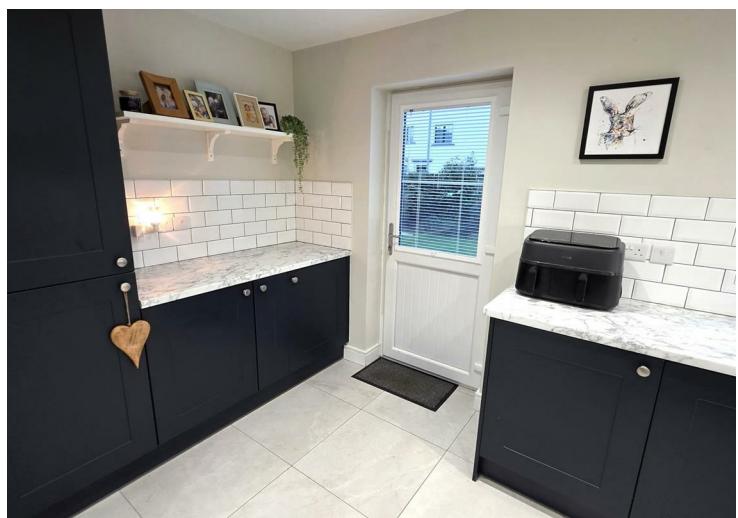
REAR GARDEN

Fully enclosed rear garden, with six foot timber, fencing and pedestrian gate to the front. Paved patio area. Well stocked shrubbery borders. Neat lawn. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

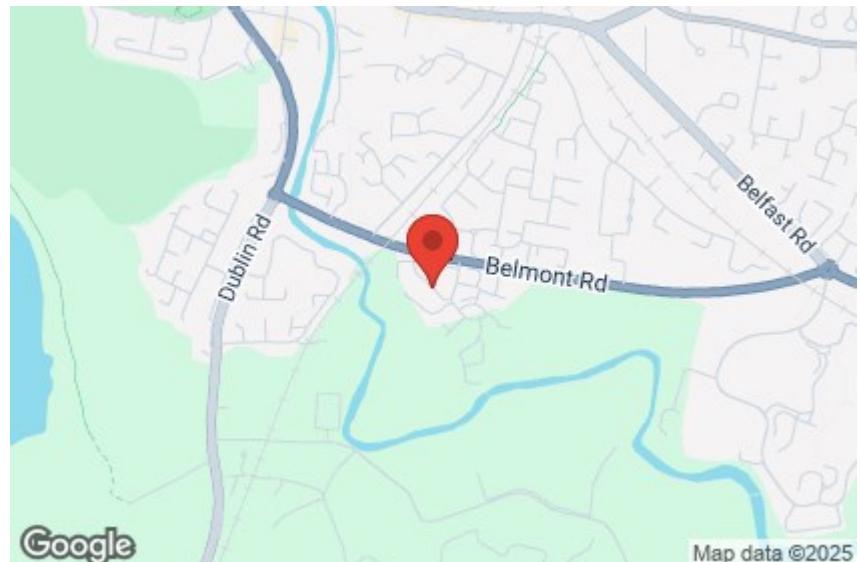
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





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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