

## 29 Woodland Grove, Antrim, BT41 4EF



### PRICE Offers Over £89,950

We are delighted to offer for sale 29 Woodland Grove, Antrim.

This well-presented two-bedroom ground-floor apartment benefits from its own-door entrance and a private rear garden, offering an excellent blend of convenience and privacy. Ideally positioned close to local amenities and transport facilities, the property is also within comfortable walking distance of Antrim Town Centre.

Internally, the apartment comprises two spacious bedrooms, a generous lounge, and a well-appointed kitchen with informal dining area, making it ideal for both first-time buyers and downsizers alike. Finished to a good standard throughout, this attractive home is sure to appeal to the most discerning of purchasers.

Early viewing is strongly recommended to avoid disappointment.

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## FEATURES

- Own door entrance porch with tiled flooring
- Living room with feature fire with polished granite hearth and granite surround
- Kitchen with informal dining area
- Full range of white high and low level kitchen units
- Integrated low level fridge and freezer / Space for cooker / Space for washing machine and dish washer
- Two well proportioned bedrooms / Both with integrated bedroom furniture
- Shower room with white suite
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Brick Pavia driveway with space for up to two cars / Fully enclosed garden to the rear

## ACCOMMODATION

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#### OUTSIDE FRONT

Brick pavia driveway with side by side parking for two cars. Well stocked flower bed borders. PVC double glazed door to:

#### ENTRANCE PORCH

PVC double glazed windows. Fully tiled floor. Double radiator. PVC double glazed door to:

#### ENTRANCE HALL

Electric meter cupboard. Hot press with insulated copper cylinder and shelving. Single radiator.

#### LIVING ROOM

**13'11" x 10'7" (4.259 x 3.249)**

Feature electric fire place with polished granite hearth, surround and mantle. Two double radiators.

#### KITCHEN INTO INFORMAL DINING

**10'7" x 8'11" (3.243 x 2.719)**

Full range of white high and low level kitchen units with white "sparkle grain" work tops, complimentary splash back tiling and short chrome handles. One and a quarter bowl ceramic sink unit with "Victorian" style chrome mixer tap. Integrated low level fridge and freezer. Space for cooker with hooded over head extractor fan. Space for washing machine and dish washer. Fully tiled floor. Double radiator. PVC double glazed door to rear.

## BEDROOM 1

11'6" x 9'8" (3.516 x 2.959)

Integrated bedroom furniture offering additional storage.

Storage cupboard. Single radiator.

## BEDROOM 2

10'7" x 8'8" (3.236 x 2.652)

Integrated bedroom furniture with storage. Single radiator.

## SHOWER ROOM

Modern white suite comprising an enclosed corner shower with panelling glazed sliding door. Pedestal wash hand basin with stainless steel hot and cold tap. Low flush push button WC. Fully tiled floor. PVC panelled walls. Single radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering superb privacy. Large paved patio leading to beautiful lawn. Well stocked flower bed and shrubbing borders. Brick built boiler house. Timber pedestrian gate to front.

## IMPORTANT NOTE TO ALL POTENTIAL

### PURCHASERS;

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

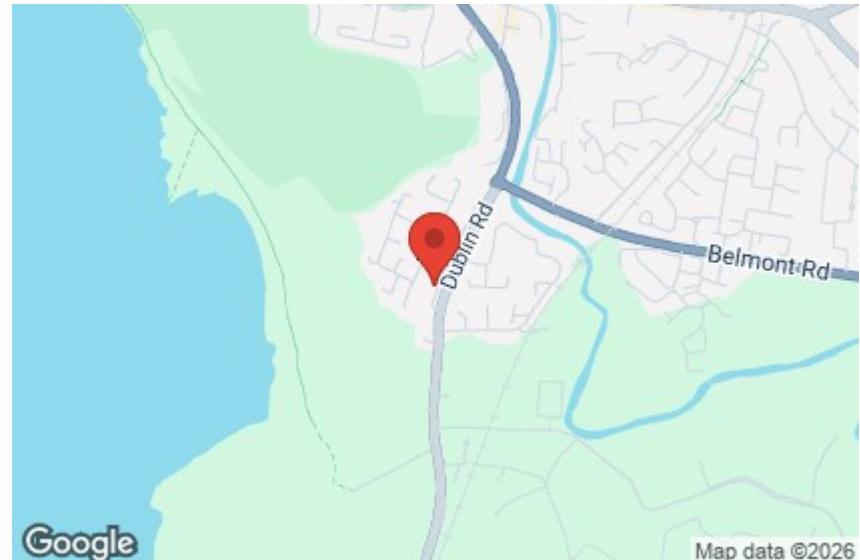
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**Mortgage IQ**

**Talk to one of our advisers today**

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