

51 Belmont Hall Drive, Antrim, BT41 1FB



**PRICE Offers Over
£194,950**



We are delighted to offer for sale 51 Belmont Hall Drive, a spacious mid-townhouse ideally positioned within this much sought-after development, close to local schools, amenities, transport links, nature trails and Antrim town centre. The ground floor comprises a generous living room, ground floor WC and a stylish, fully fitted contemporary grey kitchen with informal dining area, complete with a range of integrated appliances including a gas hob, oven, fridge freezer, washing machine and tumble dryer. To the first floor are three well-proportioned bedrooms, including a principal bedroom with ensuite, along with a modern four-piece family bathroom featuring a double-ended panel bath and separate shower. Additional storage is provided by a partially floored loft with drop-down ladder. Externally, the property benefits from an enclosed rear garden with extended patio area and excellent sun orientation. Ideal for first-time buyers and young families alike, early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor and staircase to first floor
- Spacious Living room 16'9" x 13'1" (at max)
- Fully fitted kitchen with informal dining area
- Full range grey contemporary style high and low level units / Integrated oven, gas hob, fridge freezer, washing machine and separate tumble dryer
- Ground floor W/C with modern white suite
- Large First floor landing with access to partially floored loft
- Three generous bedrooms / Principal with ensuite
- Modern four piece bathroom comprising a white suite to include double ended bath and separate fully tiled shower cubicle
- PVC double glazed windows / Gas fired central heating / High Energy Rating / PVC fascia and soffits
- Tarmac drive to front with side by side parking for two cars / Enclosed low maintenance garden to rear offering excellent sun orientation

ACCOMMODATION

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Tarmac drive with side by side parking for two cars. Outside lighting.

ENTRANCE HALL

Composite door to entrance with Fully tiled floor. Low voltage downlighting.

LIVING ROOM

16'9" x 13'1" (at max) (5.120 x 4.010 (at max))

Wood laminate flooring. Low voltage downlighting. Double radiator.

REAR HALL

Single radiator.

KITCHEN WITH INFORMAL DINING

16'9" x 10'1" (5.113 x 3.092)

Full range of grey contemporary style, high and low level kitchen units with contrasting work surfaces and splashback stands. Over counter lighting. Full range of integrated appliances to include a four ring gas hob, with glass splashback and stainless steel pyramid style overhead extractor fan. Fridge freezer. Low level combination oven and grill, washing machine and tumble dryer. Fully tiled floor. Understairs storage. Low voltage down lighting. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splash back. Low flush push button WC. Extractor fan. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with pressurised cylinder and shelving. Double radiator.

PRINCIPAL BEDROOM

13'2" x 11'2" (4.036 x 3.409)

Double radiator. Door to;

ENSUITE

Modern white suite comprising a wall to wall shower with fully tiled walls and glazed folding screen. Pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

BEDROOM 2

11'2" x 10'4" (3.413 x 3.150)

Double radiator.

BEDROOM 3

9'10" x 9'7" (3.015 x 2.942)

Double radiator.

FAMILY BATHROOM

9'6" x 6'7" (at max) (2.908 x 2.020 (at max))

Modern white four piece suite, comprising a double ended panel bath with tiled splashback, chrome mixer tap and pencil shower head attached. Wall to wall enclosed shower with fully tiled splashback and partially glazed folding door.

Pedestal wash hand basin with 'monobloc' chrome mixer tap and floor to ceiling tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

REAR GARDEN

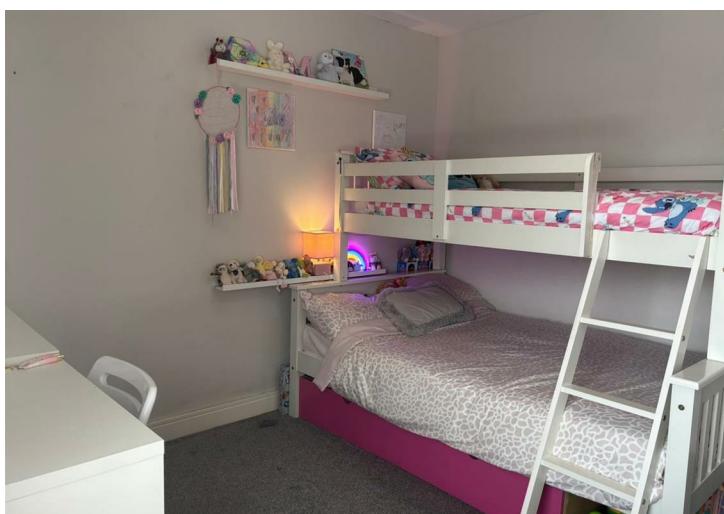
Fully enclosed rear garden with six foot timber fencing and pedestrian gate to front. Extended brick Pavia patio and wood chip bedded area. Excellent sun orientation. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS;

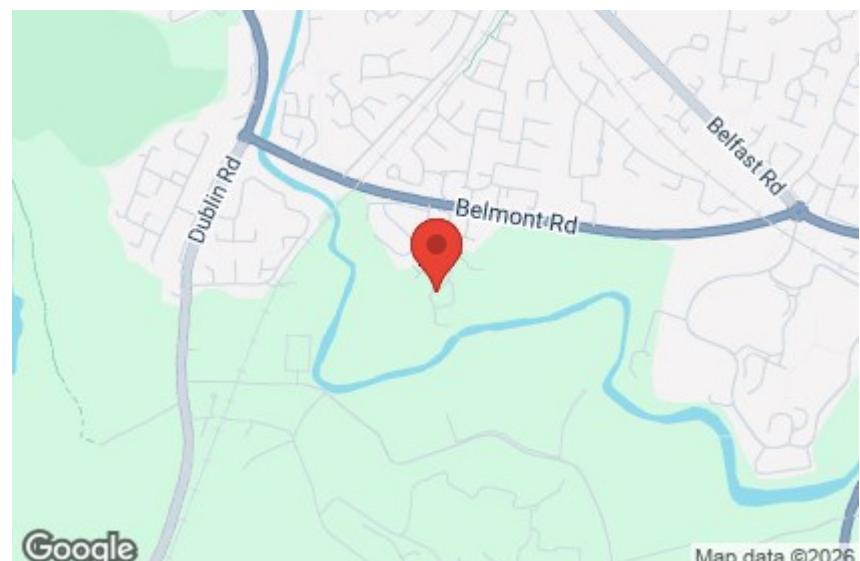
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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