

2 Moylena Grove, Antrim, BT41 4JN



**PRICE Offers Over
£144,950**

This is an incredibly rare opportunity to purchase a substantially updated mid terraced house in this what is regarded as one of the most sought after estates in Antrim close to the town centre with easy pedestrian access via Riverside. Occupying a prime position near the entrance to the estate this property has benefited from the removal of the wall between the original kitchen and living room to create a large open plane kitchen, living and dining area while still retaining the original dining room. The kitchen has been upgraded with the installation of modern white high gloss high and low level units together with integrated double oven, hob, fridge, freezer and dishwasher while the original fire has been replaced with an inset cast iron stove and PVC double glazed French doors have been installed opening onto the private low maintenance, fully enclosed and paved yard. With the additional benefit of a ground floor W/C, utility store plumbed for washing machine and modern first floor family bathroom with shower bath complete with electric shower over and feature glass bowl wash hand basin, this delightful property is likely to appeal to a wide range of potential purchasers.

Only on full internal viewing can one begin to appreciate the quality of this superb family home that is just as likely to appeal to first time buyers and investors alike.

Early viewing strongly recommended.

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FEATURES

- Spacious entrance hall with staircase to first floor / Access to utility store with low level units
- Ground floor W/C with modern white suite
- Dining room 12'3 x 9'7 with walnut effect wood laminate floor
- Open plan kitchen, living and informal dining area / Open fire with glass fronted cast iron stove inset / PVC double glazed French doors to rear
- Full range of white high gloss high and low level units with glazed display cupboards / Integrated double oven, hob, fridge, freezer and dishwasher
- First floor landing with access to loft / Former hotpress with tank removed and gas boiler installed
- Three well proportioned double bedrooms / One with full range of built-in wardrobes with sliding part mirrored doors
- Bathroom with modern white suite complete with shower bath, "Mira" electric shower over, push button low flush W/C and feature glass wash hand basin in vanity
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Low maintenance gardens to front in pink stone / Fully enclosed and paved garden to rear with open aspect over green area

ACCOMMODATION

Covered open entrance with PVC double glazed door to;

ENTRANCE HALL

Walnut effect wood laminate floor. Staircase to first floor.

UTILITY STORE

8'10 x 6'2 (2.69m x 1.88m)

(max) Low level units and contrasting work surfaces. Plumbed for washing machine. Cloaks hanging space. Open to understairs.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with monobloc mixer taps and exposed polished chrome gully trap. Walnut effect wood laminate floor. Single radiator.

DINING ROOM

12'3 x 9'7 (3.73m x 2.92m)

Walnut effect wood laminate floor. Double radiator.

OPEN PLAN KITCHEN / LIVING / DINING

21'6 x 11'7 (6.55m x 3.53m)

Full range of white high gloss high and low level units with glazed display cupboards, chrome handles and contrasting dark walnut "butcher's block" effect work surfaces. One and a quarter bowl single drainer sink unit with mixer taps. Integrated four ring halogen hob with black pyramid style overhead extractor. Mid level double oven and grill. Integrated fridge, freezer and dishwasher. Dark walnut effect wood laminate floor. Open fire with inset glass fronted cast iron stove and polished granite hearth. Satin nickel switches and sockets. PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Low voltage downlights to stairs and landing. Former hotpress with tank removed and gas fired boiler installed. Access to loft.

BEDROOM 1

12'3 x 9'11 (3.73m x 3.02m)

Dark walnut effect wood laminate floor. Single radiator.

BEDROOM 2

12'0 x 8'5 (3.66m x 2.57m)

(max) into built-in wardrobe with sliding part mirrored doors.

BEDROOM 3

11'6 x 9'0 (3.51m x 2.74m)

Single radiator.

BATHROOM

9'10 x 5'9 (3.00m x 1.75m)

Modern white suite comprising shower bath with off-set mixer taps and "Mira" electric shower over. Glazed shower screen. Push button low flush W/C and feature glass moulded wash hand basin in vanity with monobloc mixer taps and storage drawers below. Part tiled walls with decorative insets. Low voltage downlights. Extractor fan. Wood laminate floor. Polished chrome heated towel rail.

OUTSIDE

Timber pedestrian gate and fencing to paved pathway and patio area. Low maintenance pink stone forecourt. Built-in storage cupboard 2'4 x 2'1.

6Ft. timber gate and fencing to;

Fully enclosed and paved garden to rear. Matching step up to French doors. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

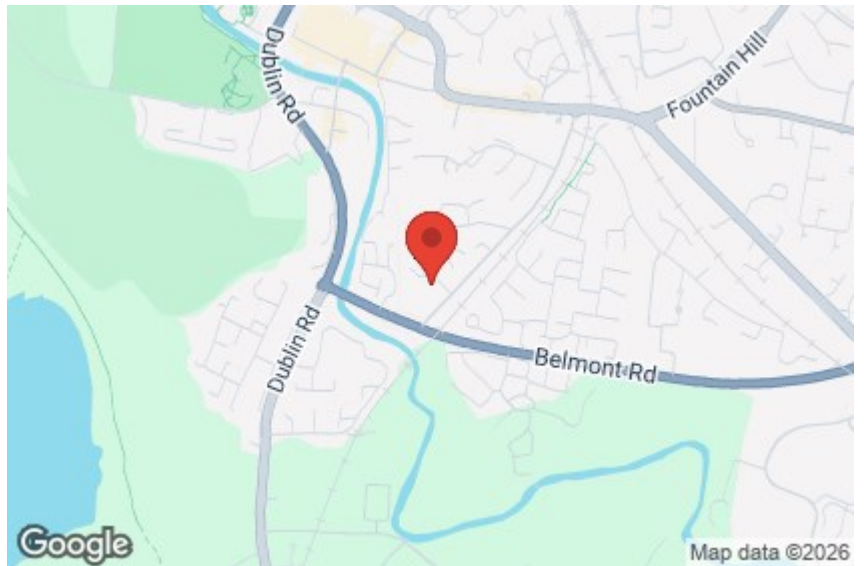
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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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