

74 Tobergill Gardens, Antrim, BT41 1AR



PRICE Offers Over £124,950

We are delighted to offer for sale 74 Tobergill Gardens, Antrim, a spacious and well-proportioned four bedroom end terrace home ideally located close to local schools, amenities and excellent transport links. Offering practical family living throughout, the ground floor boasts two generous reception rooms, perfect for both relaxing and entertaining. To the first floor, the property benefits from four well-proportioned bedrooms, providing flexible accommodation to suit a range of needs. With its convenient location and substantial living space, this home is sure to appeal to a wide variety of discerning purchasers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Two generous reception rooms
- Kitchen with informal dining / Full range of beech effect high and low level 'Shaker' style units
- Space for cooker, fridge freezer, washing machine and tumble dryer
- First floor landing / Former hotpress with gas boiler
- Four well proportioned bedrooms / Three with integrated storage
- Bathroom with white suite to include panel bath
- Separate WC
- PVC double glazed windows / Gas fired central heating
- Enclosed garden to the front and enclosed low maintenance yard to the rear

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front garden with neat lawn and wall borders. Pedestrian gates to the rear. Paved patio, pathway and steps leading to front door. Communal parking to front. Outside lighting.

Hardwood door into:-

WELCOMING ENTRANCE HALL

With wood laminate flooring and staircase to first floor with moulded handrail. Understairs storage. Cloaks cupboard. Single radiator. PVC double glazed door to rear.

RECEPTION 1

13'11" x 11'8" (4.250 x 3.576)

Wood laminate flooring. 'Feature inglenook' suitable for installation of stove with correct permissions. Dual aspect windows. Double radiator.

RECEPTION 2

13'11" x 13'10" (4.244 x 4.237)

Feature imitation fire with polished granite hearth and decorative mahogany surround. Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING

10'05" x 14'02" (3.18m" x 4.32m")

Full range of beech effect, high and low level 'Shaker' style high and low level kitchen units with contrasting work surfaces and complimentary splashback tiling. Single drainer, stainless steel sink unit with chrome mixer tap. Space for cooker, with hooded overhead extractor fan. Space for fridge, freezer, washing machine and tumble dryer. Fully tiled flooring. Double radiator. Hardwood glazed door to rear.

FIRST FLOOR

LANDING

Hot press with gas combi boiler. Single radiator.

BEDROOM 1

13'11" x 8'10" (4.264 x 2.695)

Double radiator.

BEDROOM 2

13'11" x 8'2" (4.256 x 2.510)

Storage cupboard. Single radiator.

BEDROOM 3

13'10" x 7'11" (4.239 x 2.433)

Single radiator.

BEDROOM 4

10'10" x 9'7" (3.318 x 2.942)

Integrated storage cupboard. Access to loft. Single radiator.

SEPERATE WC

Feature wood panelled walls. Low flush WC.

FAMILY BATHROOM

7'3" x 4'10" (2.226 x 1.483)

White suite comprising a panel bath with chrome, hot and cold taps and tiled splashback. Wash hand basin with 'Monobloc' chrome mixer tap and storage below. Partially tiled walls.

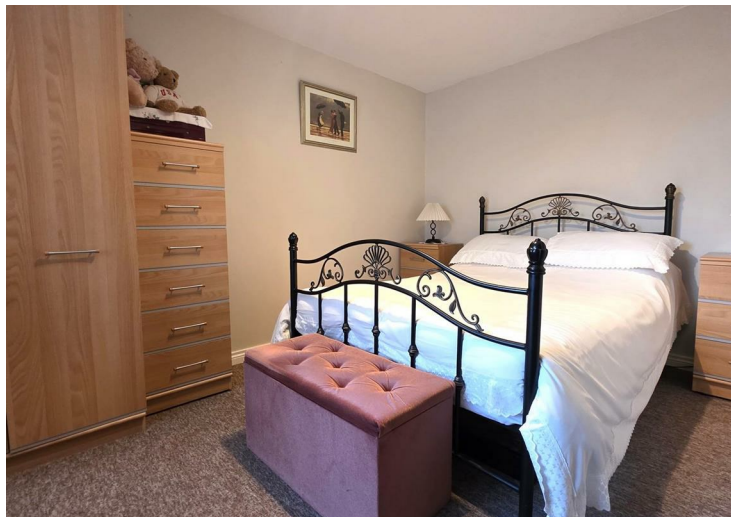
OUTSIDE REAR

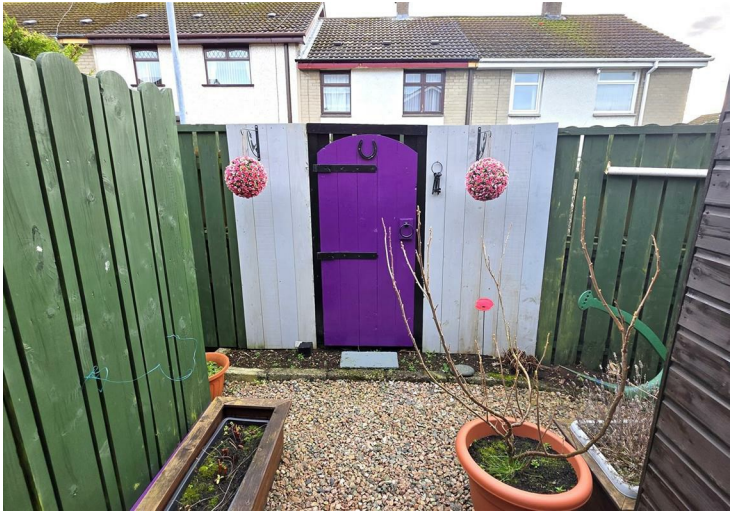
Paved yard with outside lighting. Paved pathway leading to communal parking to rear.

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		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage

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