

**44 Niblock Oaks, Antrim, BT41 2DJ****PRICE Offers Over £179,950**

We are delighted to offer for sale this beautifully presented three bedroom end terrace property boasting an excellent EPC rating and the benefit of fitted solar panels. Occupying a generous site this property offers well-proportioned accommodation. The ground floor comprises a welcoming entrance hall leading to a spacious lounge centered around a feature open fire. The heart of the home is the modern "Shaker" style kitchen and informal dining area, complemented by a separate, fully equipped utility room and a convenient ground floor WC. On the first floor, there are three well proportioned bedrooms, including a principal bedroom with a contemporary ensuite and built-in sliding wardrobes, alongside a luxury four-piece family bathroom suite.

A particular highlight of this home is the exceptional outdoor space. PVC French doors open from the kitchen to a stunning, 18ft timber-framed garden room designed for year-round enjoyment, featuring high-quality decking, power, and light. The fully enclosed, low-maintenance rear garden also benefits from a substantial detached storage shed (21'6" x 10'6"). Further features include gas-fired central heating and PVC double glazing throughout.

This property is not only environmentally conscious but may also qualify for lower-interest "Green Mortgage" products, offering significant savings for the savvy buyer. Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Ground floor W/C
- Living room 15'4" x 11'4" with open fire with feature surround and part pitched cast iron inset
- Kitchen with informal dining area / PVC double glazed French doors to rear garden room
- Full range of "Shaker" style units / Integrated oven, hob / Space for fridge freezer and dishwasher
- Utility offering plenty of storage / Plumbed for washing machine and space for tumble dryer
- Three well proportioned bedrooms / Principle with ensuite
- Modern bathroom with white four piece suite to include panel bath and fully enclosed shower cubicle
- PVC double glazed windows / PVC soffits and fascia boards / Gas-fired central heating
- Energy-efficient solar panels / Excellent Energy Performance rating suitable for "Green Mortgages"
- Tarmac side by side parking to front / Fully enclosed and low maintenance garden to rear

## ACCOMMODATION

Tarmac drive to front for a number of vehicles. Front garden laid in lawn. Outside light. Composite front door with double glazed side screens into:-

### ENTRANCE HALL

Laminate oak effect strip flooring. Stairwell to first floor. Single radiator. Door into:-

### GROUND FLOOR WC

Push button flush w.c, fitted vanity unit with mixer tap, single radiator, extractor fan, 1/2 waterproof panelled walls and matching floor.

### LIVING ROOM

**15'4 x 11'4 (4.67m x 3.45m)**

Feature open fire with cast iron inset, polished granite hearth and surround. , Laminate oak effect strip flooring. Double radiator. Bevelled glass panel double doors to;

### KITCHEN WITH INFORMAL DINING

**13'2 x 12'6 (4.01m x 3.81m)**

Equipped with a range of high and low level shaker style units with contrasting work surfaces, stainless steel double drainer sink unit with swan neck mixer tap. Integrated electric oven and 4 ring electric hob with stainless steel chimney canopy style overhead extractor fan. Space for freestanding dishwasher and american fridge/freezer. Splashback tiling. Double radiator. PVC double glazed 'French' patio doors to rear garden room.

## UTILITY

8'9 x 5'2 (2.67m x 1.57m)

Low level kitchen unit with shelving for maximum storage with contrasting work surfaces and complimentary splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Extractor fan. Single radiator. Tiled floor.

## FIRST FLOOR LANDING

Access to loft storage.

## BEDROOM 1

12'9 x 10'4 (3.89m x 3.15m)

Built in sliding wardrobes. Laminate strip flooring. Dual window aspect. Double radiator.

## ENSUITE

Modern ensuite comprising push button flush wc, floating vanity unit with mixer tap and tiled splashback, fully tiled shower enclosure with electric shower overhead. Single radiator. Tiled floor.

## BEDROOM 2

12'5 x 10'4 (3.78m x 3.15m)

Laminate strip flooring. Double radiator.

## BEDROOM 3

9'7 x 7'5 (2.92m x 2.26m)

Laminate strip flooring. Single radiator.

## FAMILY BATHROOM

Modern white four piece suite comprising a panel bath with chrome mixer tap and hand shower attachment. A corner quadrant fully tiled shower enclosure with 'Aqua profile plus' electric shower. Pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. LVT flooring. Extractor fan. Double radiator.

## OUTSIDE REAR

Rear and side gardens fully enclosed by high level evergreen hedging and timber fencing, providing exceptional privacy. Neat lawn with a central paved path, complemented by a secondary stepping-stone walkway set in a black decorative mulch bed. Mature specimen conifers and assorted potted palms. Functional side garden with gravel-style pathway, timber shed, integrated water butt and outside tap.

## GARDEN ROOM

17'9 x 11'9 (5.41m x 3.58m)

Timber framed garden room designed for year round enjoyment. Sheltered space featuring high quality wooden decking and a translucent pitched roof that floods the area with natural light while keeping the elements at bay. Fitted with power and light.

## SHED

21'6 x 10'6 (6.55m x 3.20m)

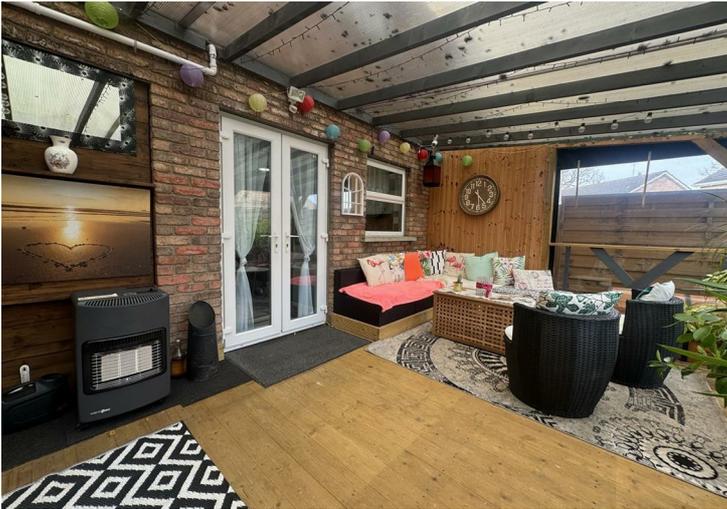
With power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

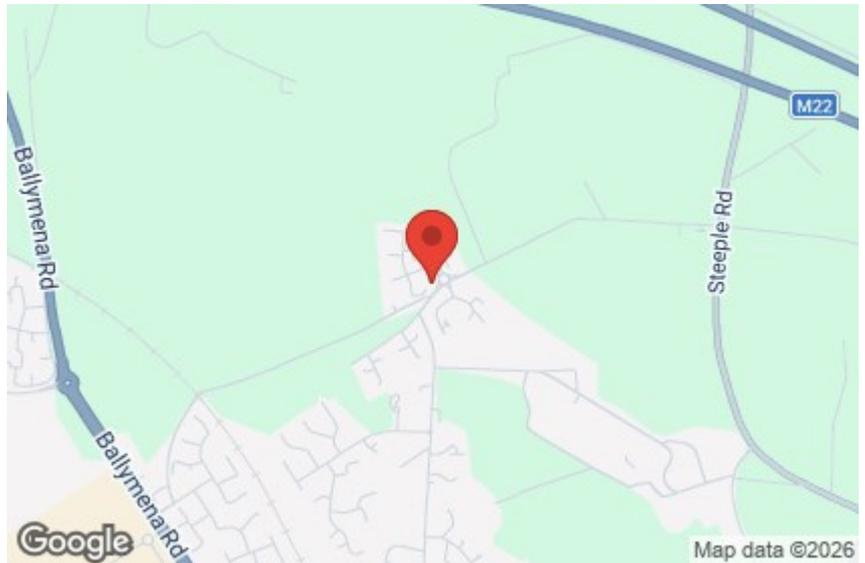
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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