

## 35 Kilgreel Road, Antrim, BT41 1EQ



### PRICE Offers Over £114,950

This is an excellent opportunity for the First Time Buyer and Investor alike to purchase a well presented three bedroom mid terraced house occupying a good position within this much sought after estate within easy walking distance of the bus and train station and most local amenities. Finished to a good standard throughout, the property benefits from PVC double glazed windows and external doors, oil fired central heating and PVC fascia and soffits together with a full range of modern 'Shaker' style kitchen units and white bathroom suite complete with "Triton" electric shower over the bath. With an enclosed fully paved garden to the rear and off street parking to the front, this property benefits from low maintenance qualities making this the ideal purchase for young families and investors alike.

Only on full inspection can one begin to appreciate the advantages of this superb property.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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Glengormley  
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BT36 5EU  
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## FEATURES

- Entrance hall with Staircase to first floor
- Living room with feature electric fireplace
- Kitchen with informal dining area / Full range of cream 'Shaker' style high and low level units
- Spacious rear hall with access to ground floor WC
- First floor landing
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with white suite to include panel bath with electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Off street parking to the front / Enclosed and paved garden to the rear
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

### OUTSIDE FRONT

Concrete drive with space for one car.

### ENTRANCE HALL

Double glazed PVC door to entrance. Staircase to first floor with moulded handrail. Single radiator. 8 Panel bevelled glass door to:

### LIVING ROOM

**14'2" x 11'10" (4.337 x 3.613)**

Feature electric fire with wooden surround. Double radiator. 8 panel glass door to:

### REAR HALL

Single radiator. PVC double glazed door to rear.

### GROUND FLOOR WC

Wall mounted wash hand basin with stainless steel hot and cold taps. Low flush WC. Extractor fan. Partially tiled walls.

### KITCHEN WITH INFORMAL DINING

**10'8" x 10'1" (3.259 x 3.078)**

Fully fitted cream 'Shaker' style high and low level kitchen units with contrasting work surfaces. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with a stainless pyramid overhead extractor fan. Space for fridge freezer and washing machine. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Single radiator.

## BEDROOM 1

10'11" x 10'5" (3.343 x 3.183)

Integrated storage cupboard. Single radiator.

## BEDROOM 2

12'3" x 10'11" (3.754 x 3.332)

Integrated storage with sliding mirror doors. Additional integrated storage cupboard. Single radiator.

## BEDROOM 3

9'5" x 8'4" (2.873 x 2.557)

Over stairs storage. Single radiator.

## BATHROOM

5'4" x 6'2" (1.645 x 1.890)

Modern white suite comprising a panel bath with feature chrome mixer tap, 'Triton Enrich' electric shower over and glazed screen. Pedestal wash hand basin with chrome 'Monobloc' mixer tap. Low flush push button WC. Extractor fan. Double radiator.

## OUTSIDE REAR

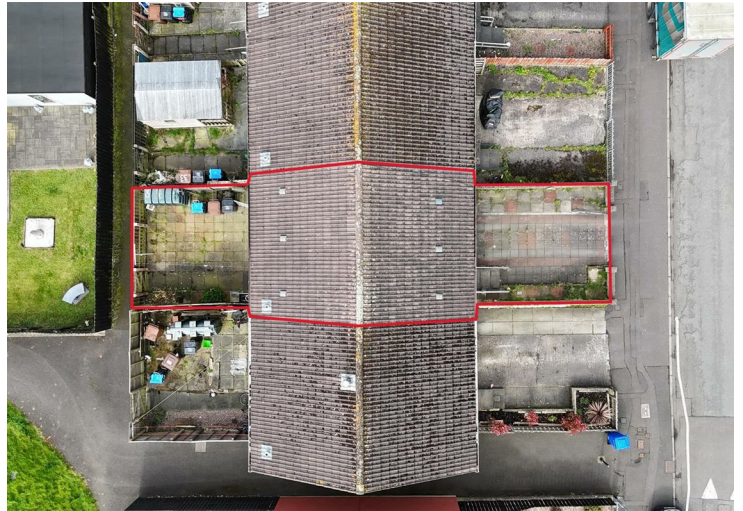
Fully enclosed and fully paved rear garden with 6Ft timber fencing and pedestrian gate to rear. PVC oil tank. Boiler house. Outside tap.

## 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>		
(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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