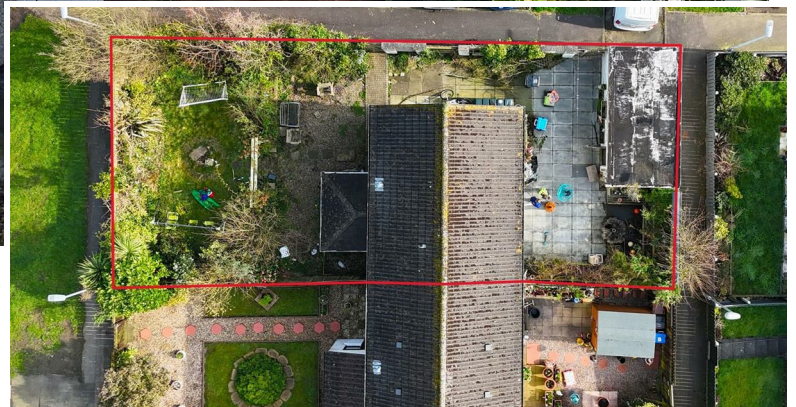


12 Caulside Park, Antrim, BT41 2DR



**PRICE Offers Over
£124,950**



We are delighted to offer for sale 12 Caulside Park, Antrim.

A well proportioned three-bedroom end terrace with garage occupying a substantial site in this much sought after estate close to local shopping, motorway links, transport facilities' and schooling. The property features a shaker-style kitchen and a spacious living room. To the first floor are three well-proportioned bedrooms and a recently fitted modern family bathroom, ideal for family living.

Externally, the property occupies an exceptional site with extensive patio areas, lawns, and convenient rear access to the garage — perfect for outdoor entertaining.

Exceptional opportunity for first time buyers and young families alike. Early viewing is strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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Ballyclare
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BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Extended entrance porch plumbed for washing machine and space for a tumble dryer
- Living room 17'4" x 9'11" with PVC double glazed 'French' patio doors to the rear
- Kitchen with informal dining / Range of coloured 'Shaker' style high and low level units with display cabinets, complimentary work surfaces and splashback tiling
- Integrated oven and hob and space for fridge freezer
- Three well proportioned bedrooms to the first floor all with wood laminate flooring
- Recently updated modern white bathroom suite comprising a panel bath with shower over and vanity sink unit
- Large corner site with extensive gardens to the front side and rear offering superb privacy and sun orientation
- Garage 17'4" x 9'1" with up and over door, power and lighting
- PVC double glazed windows and external doors / PVC soffits and fascia boards / Oil- Fired central heating
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed door to entrance porch with fully tiled floor. Plumbed and space washing machine and tumble dryer. Under stair storage cupboard. Single radiator. Door to:

LIVING ROOM

17'4" x 9'11" (5.288 x 3.030)

Wood laminate flooring. Double radiator. PVC double glazed "French" patio doors to rear.

KITCHEN INTO INFORMAL DINING

17'3" x 9'2" (5.258 x 2.819)

Full range of green "Shaker" style high and low level kitchen units with "Butcher" block style work surfaces and bevelled grey splashback tiling. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level double oven/grill. Space for fridge freezer and dish washer. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Display cabinets. Over counter lighting. Wood laminate flooring. Double radiator.

REAR HALL

Stair case to first floor with hand rail. PVC double glazed door to rear. Wood laminate flooring.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder and shelved storage. Storage cupboard. Access to partially floored loft with drop down timber ladder.

BEDROOM 1

12'6" x 11'8" (3.822 x 3.558)

(at max) Wood laminate flooring. Single radiator.

BEDROOM 2

11'4" x 10'2" (3.479 x 3.124)

(at max) Wood laminate flooring. Single radiator.

BEDROOM 3

9'9" x 7'3" (2.976 x 2.230)

Wood laminate flooring. Single radiator.

BATHROOM

Modern white suite comprising a double ended panel bath with chrome mixer tap and integrated shower over with "Drench" shower head and secondary shower attachment. Wall mounted wash hand basin with "Monobloc" chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Chrome towel radiator.

GARAGE

17'4" x 9'1" (5.285 x 2.788)

Power and lighting. Dedicated parking space to front. Oil fired boiler. Service door to rear garden.

OUTSIDE REAR

Fully paved and fully enclosed rear garden offering excellent sun orientation and privacy. Timber pedestrian gate to side. Gazebo with awning over and integrated seating. Raised flower bed bordering. PVC oil tank to side.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

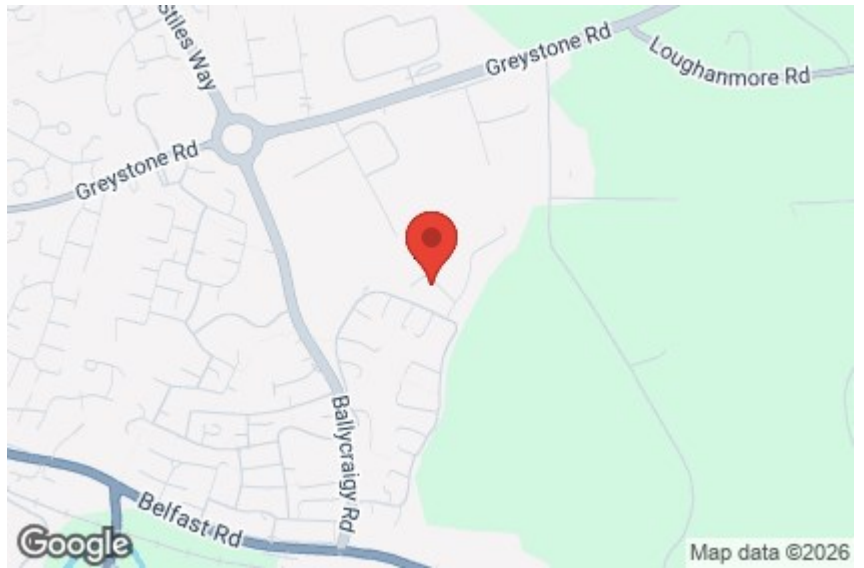
Please also be aware, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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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