

**3 Ashgrove, Antrim, BT41 2BL****PRICE Offers Over £114,950**

This property represents an excellent opportunity for first-time buyers and investors, offering a well-maintained and low-maintenance living space throughout. The ground floor comprises an entrance hall leading to a spacious living room centered around a feature fireplace with a multi-fuel stove, alongside a large kitchen and informal dining area finished with shaker-style units and tiled flooring. Upstairs, the landing leads to three well-proportioned bedrooms, two of which include built-in storage, and a modern shower room with a separate W.C. The home is equipped with PVC double glazing, oil-fired central heating, and durable PVC fascia and soffits. Externally, the property features fully enclosed, private gardens to both the front and rear, with the back garden offering a paved yard, shed, and boiler house for added utility.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 17'5 x 11'7 with feature fireplace
- Spacious kitchen with informal dining area
- Rear porch with PVC double glazed door to rear yard area
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Shower room with electric shower and seperate w.c
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Low maintenance front and rear private gardens / Private off street parking
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

### OUTSIDE FRONT

Enclosed garden to front with paved path to PVC double glazed front door.

### ENTRANCE HALL

Stairwell to first floor. Single radiator.

### KITCHEN/DINING

18'2 x 9'5 (5.54m x 2.87m)

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Inlaid double drainer sink unit with mixer tap. Freestanding electric oven with black canopy style extractor above. Splashback wall tiling. Tiled floor. Storage cupboard. Double radiator.

### LIVING ROOM

17'5 x 11'7 (5.31m x 3.53m)

Feature fireplace with multifuel stove and tiled mantel. Laminate floor. 2 single radiators.

### BEDROOM 1

11'5 x 9'6 (3.48m x 2.90m)

Built in storage cupboard. Double radiator.

## **BEDROOM 2**

11'9 x 9'3 (3.58m x 2.82m)

Built in storage cupboard. Double radiator.

## **BEDROOM 3**

8'9 x 7'9 (2.67m x 2.36m)

Single radiator.

## **SHOWER ROOM**

Comprising shower enclosure with 'triton' electric shower overhead. Pedestal wash hand basin. PVC paneled walls. Extractor fan. Spot lights. Double radiator. Tiled floor.

## **SEPERATE W.C**

Fully panelled pvc walls. Tiled floor. Push button flush w.c.

## **OUTSIDE REAR**

Fully enclosed paved private rear yard suitable for a number of vechiles. Boiler house. Shed. Outside tap. Screened by perimeter fence.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

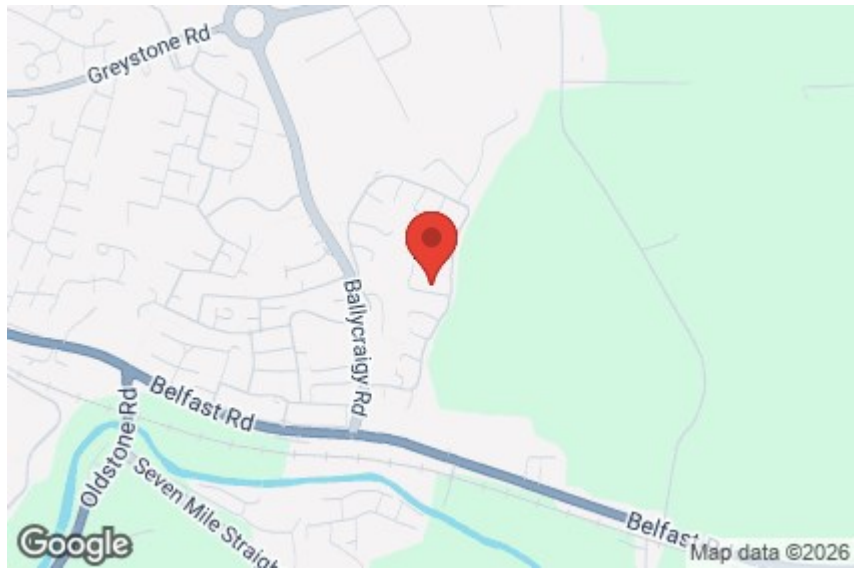
Please note, none of the services or appliances have been tested at this property.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>62</b>
(39-54) <b>E</b>	<b>44</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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