

9 Ross Grange, Muckamore, Antrim, BT41 2FD



PRICE Offers Over £194,950

Nestled in the picturesque area of Ross Grange, Muckamore, Antrim, this exceptional penthouse apartment offers a perfect blend of modern living and serene surroundings. With two well-appointed bedrooms, including a principal suite complete with an ensuite bathroom, this property is designed for comfort and convenience.

The heart of the home is undoubtedly the stunning contemporary kitchen, featuring a stylish island, elegant quartz worktops, and a full range of integrated appliances, making it a delight for any culinary enthusiast.

Each room in the apartment boasts its own balcony, providing a lovely outdoor space to enjoy the fresh air and beautiful views.

The family bathroom is equally impressive, showcasing a luxurious four-piece suite that adds a touch of sophistication to daily routines.

Situated conveniently between Templepatrick and Antrim, this apartment offers excellent commuter links to Belfast, making it an ideal choice for those who work in the city but prefer a more tranquil living environment.

This penthouse apartment is not just a home; it is a lifestyle choice, offering modern amenities in a beautiful location. This property is sure to impress with its stylish design and prime location. Early viewing is strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Push button door entry intercom system to front and rear doors for access to;
- Communal entrance hall with staircase to first floor landing / Staircase to second floor
- Four panel entrance door to private entrance hall / Walk-in storage with gas fired boiler
- Stunning fully fitted contemporary style kitchen with matching kitchen island and quartz worktops / Access to private balcony
- Full range of integrated appliances to include an induction hob, combi oven and grill, fridge freezer, dishwasher and washer dryer
- Seperate living room 15'11" x 11'3" with private balcony
- Two exceptionally well proportioned bedrooms to include principal with en-suite
- Stunning luxury family bathroom comprising a four piece suite to include an enclosed shower and double ended bath
- PVC double glazed windows / Gas fired central heating / Dedicated off-street parking for one car / Well maintained communal gardens
- Superb penthouse apartment with four balconies / Excellent opportunity for first time buyers and professionals alike

ACCOMMODATION

COMMUNAL ENTRANCE

Secure keypad intercom to communal four panel door and double glazed overlight to front. Open to understairs area. Staircase to;

SECOND FLOOR LANDING

Four panel door to;

PRIVATE ENTRANCE HALL

Hard wood door to spacious fully tiled entrance. Cloaks cupboard with hanging rails and large storage cupboard with combi gas boiler. Access to loft.

KITCHEN TO INFORMAL DINING

19'0" x 13'4" (5.793 x 4.086)

Fully fitted luxury mid grey contemporary style handleless high and low level kitchen units with quartz work tops and subway style splash back tiling. Large matching kitchen island with breakfast bar style seating, additional plug sockets. Single drainer sunken sink unit with chrome mixer tap. Integrated appliances to include a four ring induction hob with large stainless steel over head extractor fan, a mid level combination oven/grill, fridge freezer, dish washer and washer/dryer. Low voltage down lights. Fully tiled floor. Two double radiators. Access to balcony. Glazed double doors with side lights to:

LIVING ROOM

15'11" x 11'3" (4.855 x 3.452)

Fully tiled floor. Access to eaves storage. Fully tiled floor. French PVC doors to balcony. Double radiator.

PRINCIPAL BEDROOM

15'0" x 13'9" (4.587 x 4.192)

Double radiator. PVC double glazed door to balcony.

ENSUITE

Luxury ensuite comprising wall to wall enclosed mains shower with partially glazed folding door and tiled splash back, half pedestal wash hand basin with "monobloc" chrome mixer tap and floor to ceiling tiled splash back. Low flush push button WC. Fully tiled floor. Low voltage down lights. Euro shaver plug. Chrome towel radiator.

BEDROOM 2

13'5" x 11'9" (4.091 x 3.586)

Access to private balcony through PVC double glazed "French" doors. Double radiator.

BATHROOM

12'11" x 6'6" (3.960 x 2.004)

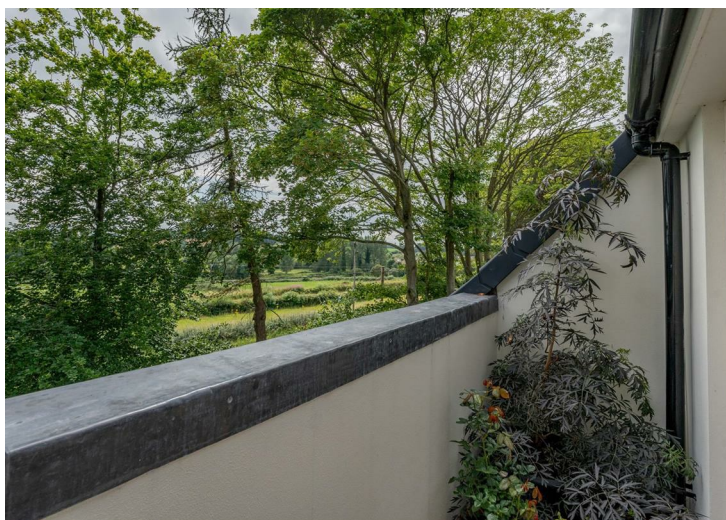
Luxury four piece white suite comprising a double ended panel bath with chrome mixer tap and tiled splash back, a corner enclosed mains shower with glazed sliding doors and fully tiled splash back. Half pedestal wash hand basin with "monobloc" chrome mixer tap with floor to ceiling tiled splash back and a low flush push button WC. Fully tiled floor. Extractor fan. Low voltage down lights. Euro shaver point. Chrome towel radiator.

OUTSIDE

Shared tarmac driveway to main development servicing the tarmac drive and parking for the apartment block. Dedicated off-street parking for 1 car with three communal parking spaces for visitor. Paved pathway to front, side and rear. Communal bin enclosure and gardens with neat lawn and mature trees. Outside tap and lights. (please note, the gardens are currently maintained by the residents which has helped to keep the management fees low).

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		
(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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