

## 76 Birch Hill Meadows, Antrim, BT41 2TY



**PRICE Offers Over  
£154,950**



This is an excellent opportunity to purchase a very affordable three bedroom mid townhouse occupying a superb position within this sought after residential development on the outskirts of Antrim town yet within easy access of Antrim Area Hospital, local schools and the bus and train stations. Benefiting from contemporary style kitchen units with integrated oven and hob, together with a modern white bathroom suite to include panel bath with electric shower over, PVC double glazed windows and sliding patio door and oil-fired central heating, this property is likely to appeal to a wide range of potential purchasers to include First Time Buyers and investors looking to benefit from the proximity to the Hospital.

With a tarmac drive to the front allowing for off-street parking for at least two cars and a garden to the rear boasting excellent sun orientation, this property can only be appreciated on full internal inspection.

Early viewing strongly recommended.

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

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

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



## FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor
- Living room with open fire and fully tiled flooring / Access to understairs storage
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of contemporary high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms to the first floor
- Modern white bathroom suite to include panel bath with shower over
- PVC double glazed windows / Oil-fired central heating
- Excellent opportunity for First Time Buyers and young professionals
- Easy access to Antrim Area Hospital, M2 motorway, local secondary schools and the bus and train station

## ACCOMMODATION

### ENTRANCE HALL

Hardwood double glazed door to entrance. Staircase to first floor with moulded handrail. Wood laminate flooring. Broadband point. Single radiator.

### LIVING ROOM

**15'7" x 11'11" (4.752 x 3.647)**

Feature open fire with cast iron inset, slate tiled hearth and wooden surround. Wood laminate flooring. TV point. Understairs storage. Double radiator.

### KITCHEN WITH INFORMAL DINING

**15'3" x 8'9" (4.669 x 2.682)**

Full range of cream, contemporary style high and low level kitchen units with contrasting work surfaces and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel, pyramid style overhead extractor fan. A low level combination oven and grill. Space for a washing machine. Fully tiled flooring. Low voltage down lighting. Single radiator. Aluminium double glazed sliding patio door to the rear.

### FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelving.

### **BEDROOM 1**

15'4" x 8'4" (4.686 x 2.557)

Single radiator.

### **BEDROOM 2**

8'10" x 7'5" (at max) (2.700 x 2.270 (at max))

Telephone point. Single radiator.

### **BEDROOM 3**

8'9" x 7'6" (at max) (2.689 x 2.287 (at max))

Single radiator.

### **BATHROOM**

6'9" x 6'1" (2.061 x 1.874)

Modern white suite comprising a panel bath with chrome mixer tap, 'Heat store Aqua Plus' electric shower over, partially glazed folding screen and tiled splashback. A half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. Extractor fan. Single radiator.

### **OUTSIDE**

Open aspect to the front with a tarmac side by side drive with parking for two cars and mixed stone boarder edge. Outside lighting.

To the rear a fully enclosed garden with superb sun orientation. A raised artificial neat lawn with painted balustrading and spindles. Paved patio. Paved pathway leading to a lower level with PVC oil tank and timber shed. Six foot timber fencing and pedestrian gate to the rear. Outside tap and lighting.

### **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>		
(39-54) <b>E</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	



**Mortgage IQ**

**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

**IQ**  
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
 These particulars do not constitute any part of an offer or contract  
 All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor  
 None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact  
 Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars  
 The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

