

5 Springfarm Court, Antrim, County Antrim, BT41 4LF



**PRICE Offers Over
£144,950**



Situated within the popular Springfarm Court development, this spacious and well-presented first floor apartment offers bright, modern accommodation ideally suited to first-time buyers, downsizers and investors alike. The property boasts an impressive open plan kitchen, living and dining area, two generous double bedrooms including a principal bedroom with ensuite shower room, together with a spacious four-piece family bathroom. Conveniently located within walking distance of local shops, schools, public transport links and Antrim town centre, with easy access to the M2 motorway and Antrim Area Hospital, this attractive apartment offers comfortable, low-maintenance living in a highly convenient location.

>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

- Spacious first floor apartment in the popular Springfarm Court development.
- Bright and generous open plan kitchen, living and dining area.
- Modern fitted kitchen with integrated appliances.
- Two well-proportioned double bedrooms.
- Principal bedroom with ensuite shower room.
- Spacious four-piece bathroom including separate bath and shower.
- Gas fired central heating.
- PVC double glazed windows.
- Convenient utility cupboard with plumbing for washing machine and additional appliance space.
- Ideally located close to Antrim town centre, local amenities, Antrim Area Hospital and the M2 motorway network.

ACCOMMODATION

ENTRANCE HALL

Hardwood entrance door. Staircase to first floor with handrails to either side.

LANDING

Wood laminate flooring. Double radiator.

KITCHEN / LIVING / DINING

24'6" x 23'5" (at max) (7.491m x 7.145m (at max))

LIVING AREA

Wood laminate flooring. Television and broadband points. Low voltage recessed spotlights.

KITCHEN AREA

Full range of beech-effect high and low-level kitchen units with contrasting work surfaces and splashback tiling. Display cabinets. One and a quarter bowl stainless steel sink unit with chrome mono mixer tap. Integrated appliances to include a four-ring ceramic hob with stainless steel pyramid-style extractor canopy, low-level combination oven and grill, integrated dishwasher and integrated under-counter fridge. Low voltage recessed spotlights. Alarm keypad. One single and one double radiator.

UTILITY CUPBOARD

Plumbed for washing machine with space for an additional appliance. Access to roof space.

BEDROOM 1

11'8" x 13'9" (at max) (3.572m x 4.201m (at max))

Double radiator.

ENSUITE

Modern white suite comprising an enclosed quadrant shower with mains shower, fully tiled splashback and partially glazed sliding doors. Pedestal wash hand basin with chrome mono mixer tap and tiled splashback. Low flush push-button WC. Extractor fan. Single radiator.

BEDROOM 2

12'3" x 12'10" (at max) (3.754m x 3.931m (at max))

Double radiator.

BATHROOM

13'7" x 10'4" (at max) (4.164m x 3.171m (at max))

Modern white four-piece suite comprising a panel bath with chrome mixer tap and tiled splashback, enclosed quadrant shower with mains shower, fully tiled splashback and partially glazed screen, pedestal wash hand basin with chrome mono mixer tap and tiled splashback, and low flush push-button WC. Linen cupboard housing the gas combi boiler. Extractor fan. Double radiator.

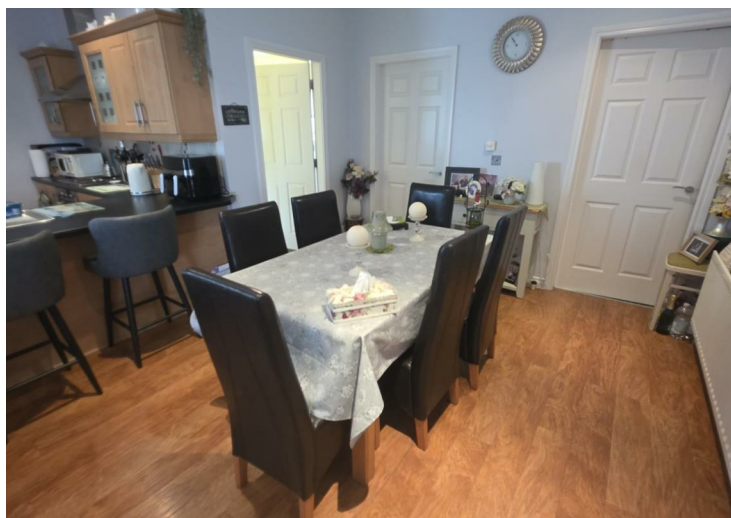
OUTSIDE

Tarmac drive to communal car parking. Paved pathways edged in pink stone.

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) 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	



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.