

13 Corbally Avenue, Antrim, BT41 1EF



PRICE Offers Over £94,950

This is an excellent opportunity to purchase a well presented three bedroom end terraced house occupying a generous corner site within this sought after residential development close to Antrim town centre and all local amenities and transport facilities. Benefitting from PVC double glazed windows, gas-fired central heating, shower room with modern white suite, ground floor W/C and PVC fascia and soffits, this property is ideally suited to those looking for a low maintenance, well presented property that is ready to move straight into.

Ideally suited to First Time Buyer's and Investors alike.

Early viewing 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

- Entrance hall with staircase to first floor
- Living room with wood laminate floor and glass fronted fireplace
- Kitchen with informal dining area / Full range of mid oak high and low level units / Integrated oven and hob
- Ground floor W/C with modern white suite
- First floor landing with storage and access to loft
- Three well proportioned bedrooms / All with built-in wardrobes
- Shower room with modern white suite to include PVC panelled shower enclosure
- PVC double glazed windows and external doors / Gas-fired central heating / PVC fascia and soffits
- Enclosed low maintenance garden to front and fully paved yard area to rear.
- Excellent opportunity for First Time Buyer's and Investors alike

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor. Single Radiator.

LIVING ROOM

14'4" x 14'0" (at max) (4.380 x 4.280 (at max))

Wood laminate flooring. Glass fronted fireplace with tiled hearth. Double radiator.

KITCHEN / INFORMAL DINING AREA

17'3" x 10'0" (5.28 x 3.05)

Full range high and low level solid mid oak units with complimentary worktops. Single drainer stainless steel sink unit with chrome mixer tap. Low level combination oven and grill. Four ring halogen hob with pull-out extractor fan. Separate utility area with matching worktops and space for fridge freezer and washing machine. Spacious breakfast bar with matching worktop. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising low flush push button W/C and half pedestal, wall mounted wash hand basin with chrome "monobloc" mixer tap. PVC panelling to all walls. Low voltage downlights. Electric meter box.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with 'Ideal' Gas boiler.

BEDROOM 1

10'11" x 10'5" (3.344 x 3.182)

Built-in storage cupboard. Single radiator.

BEDROOM 2

12'5" x 8'8" (3.803 x 2.662)

Wood laminate flooring. Built-in storage. Single radiator.

BEDROOM 3

9'6" x 8'6" (2.911 x 2.592)

Single radiator.

SHOWER ROOM

6'2" x 5'6" (1.896 x 1.678)

Modern white suite comprising push button low flush W/C. Wall mounted wash hand basin with chrome mixer tap and storage below. Corner quadrant enclosed shower unit. PVC panelling to walls. Low voltage downlights. Chrome towel radiator.

OUTSIDE

Wrought iron gate to front garden with paved pathway and neat lawn. Mature hedging. Timber pedestrian gate to side. Timber pedestrian gate to fully enclosed paved rear garden with outside tap and brick built store house. 6Ft. timber fencing.

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	71	72
(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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