

17 Craighfad Drive, Antrim, County Antrim, BT41 1LL



PRICE Offers Over £99,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well appointed three bedroom terraced house with garage occupying a superb position within this sought after estate on the outskirts of Antrim town yet within easy access of local amenities to include bus stops, shops and primary school. Benefiting from PVC double glazed windows and gas fired central heating together with integrated oven and hob to the modern 'shaker' style kitchen, and modern sanitary ware to the bathroom, this property is ideally suited to those looking for a beautiful mid terraced home with the additional benefit of a semi detached garage.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
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Tel: (028) 9446 6777

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



FEATURES

- Entrance porch with fully tiled floor
- Shaker style Kitchen with Full range of high and low level units
- Integrated oven and hob / space for fridge freezer and washing machine
- First floor landing
- Bathroom with panel bath and enclosed shower unit
- Three well proportioned bedrooms / one with built-in wardrobes
- PVC double glazed windows and external doors / Gas fired central heating / Semi detached garage
- Semi-detached garage
- Occupying a superb position offering fantastic privacy
- Excellent opportunity for First Time Buyers, Investors and young families alike

ACCOMMODATION

PVC Double glazed windows, external doors, soffits and fascia boards. Front and back CCTV system.

ENTRANCE PORCH

Fully tiled floor. Staircase to first floor with double handrail.

KITCHEN / INFORMAL DINING AREA

19'7" x 9'5" (5.992 x 2.880)

Full range of high and low level shaker style beech effect units with contrasting worktops and splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated mid level oven and grill. Integrated four ring halogen hob with pyramid style overhead extractor fan. Space for fridge freezer and washing machine. Fully tiled floor to kitchen area and wood laminate floor to informal dining. Double radiator.

REAR HALL

Fully tiled floor. Electric meter cupboard. Understairs storage cupboard. PVC double glazed door to rear.

LIVING ROOM

15'3" x 10'4" (4.656 x 3.173)

Wood laminate flooring. Double radiator.

FIRST FLOOR LANDING

Access to loft. Shelled storage cupboard with combi gas boiler.

BEDROOM 1

11'7" x 10'7" (3.548 x 3.246)

Wood laminate flooring. Single radiator.

BEDROOM 2

11'4" x 9'8" (3.479 x 2.958)

Wood laminate flooring. Built in storage cupboard. Single radiator

BEDROOM 3

7'10" x 7'8" (2.410 x 2.357)

Single radiator.

BATHROOM

7'9" x 6'8" (2.387 x 2.040)

Modern white suite comprising panel bath with 'Victorian' style hot and cold taps. Wall mounted wash hand basin with 'Victorian' style hot and cold taps and storage below. Shower quadrant with 'Triton amber III' Thermostatic shower. Fully tiled walls. Single radiator.

SEPERATE WC

Low flush W/C.

GARAGE

18'8" x 8'8" (5.693 x 2.664)

Semi detached garage with up and over door.

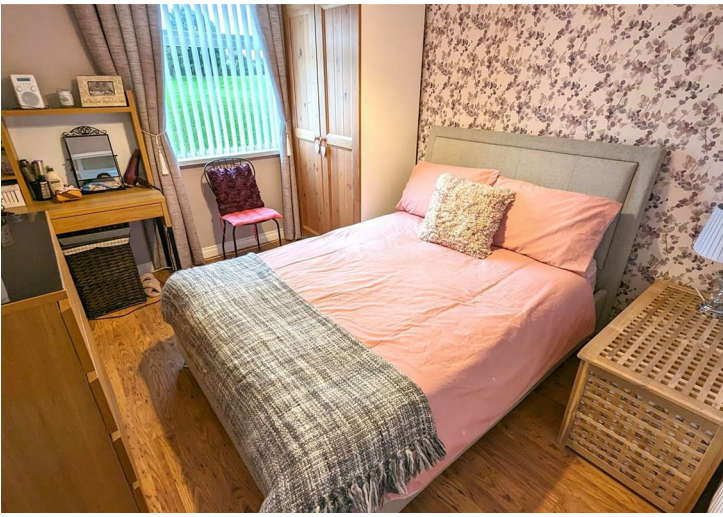
OUTSIDE

Fully enclosed rear garden with iron gate too paved path too rear door, decorative stone and neat lawn. Large outside storage cupboard with electrics. Outside tap and light.

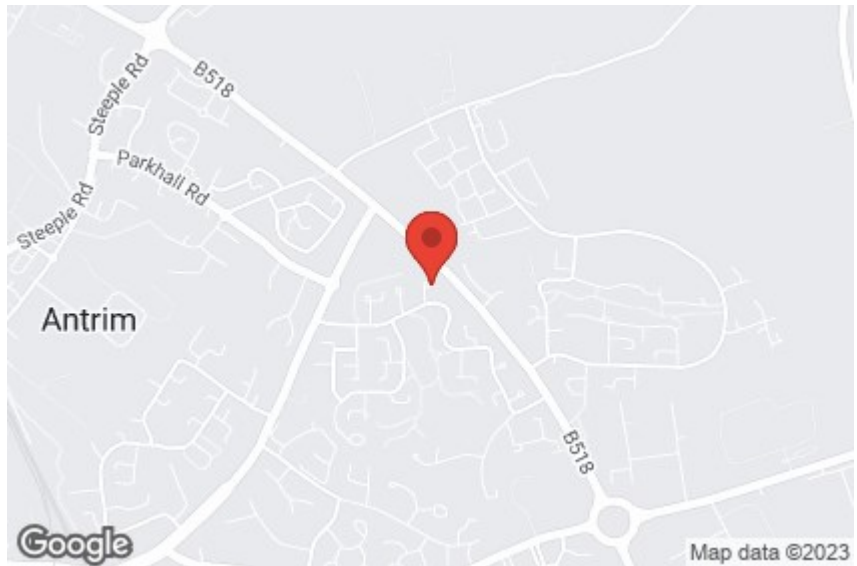
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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	74
(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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