

11 Hawthorn Hall, Antrim, County Antrim, BT41 1DJ**PRICE Offers Over £144,950**

This is a superb opportunity to purchase a beautiful first floor two bedroom apartment in the Antrim area, located within the exclusive Hawthorn Hall development on the popular Belfast Road, close to Antrim town centre, The Technology Park and Antrim Cricket & Tennis Club.

With excellent open plan kitchen, living and dining area and two generous bedrooms. A modern family bathroom with three piece white suite, this property will appeal to a wide variety of potential purchasers to include those wishing to down-size, young professionals and families alike.

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

- Buzzer door entry intercom to communal entrance hall / Staircase to first and second floors
- First floor landing with access to private entrance hall
- Open plan kitchen. living and dining area
- Feature bay window and hole in the wall fireplace to living area
- Open plan kitchen with full range of 'shaker' high and low level units / Integrated oven, hob, dishwasher and fridge
- Two well proportioned bedrooms
- Family bathroom with modern white suite to include panel bath and separate shower cubicle
- PVC double glazed windows / Gas fired central heating
- Allocated car parking space with generous visitor parking
- Communal garden areas to main development and rear

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Staircase to first and second floor.

FIRST FLOOR PRIVATE LANDING

Door to;

ENTRANCE HALL

Door entry intercom. Low voltage down lights. Two storage cupboards. Single radiator.

OPEN PLAN KITCHEN, LIVING AND DINING AREA

26'2" x 15'6" (7.98m" x 4.72m")

(max)

LIVING ROOM

Hole in the wall fire place with wall mounted double socket and TV aerial point. Feature bay window and semi-vaulted ceiling. Low voltage down lights. Double radiator. Open to;

KITCHEN WITH INFORMAL DINING AREA

Full range of light grey coloured high and low level units with short chrome handles and contrasting walnut effect work surfaces and up-stands. Island with breakfast bar seating. 1 1/2 bowl single drainer stainless steel sink unit with mixer taps. Low voltage down light. Integrated 4 ring halogen hob with pyramid style stainless steel overhead extractor fan. Low level oven. Integrated dish washer and fridge. Fully tiled floor to kitchen area. Low voltage down lights. Concealed wall mounted gas boiler. Double radiator.

BEDROOM 1

16'0" x 10'6" (4.88m x 3.20m")

Double Radiator

BEDROOM 2

14'0" x 10'8" (4.27m x 3.25m")

Double Radiator

BATHROOM

8'6" x 6'2" (2.59m x 1.88m")

Modern white suite comprising double ended panel bath with mixer taps. Low flush W/C and wall mounted half pedestal wash hand basin with floor to ceiling tiled splash back and mono-bloc mixer taps. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Tiled splash back to panel bath. Low voltage down lights. Extractor fan. Chrome heated towel rail.

OUTSIDE

Generous tarmac parking with one allocated space and substantial visitor parking. Large communal lawn area to the front of the development with additional raised lawn area to the rear. Enclosed bin store with 6ft. timber fencing. Communal outside tap.

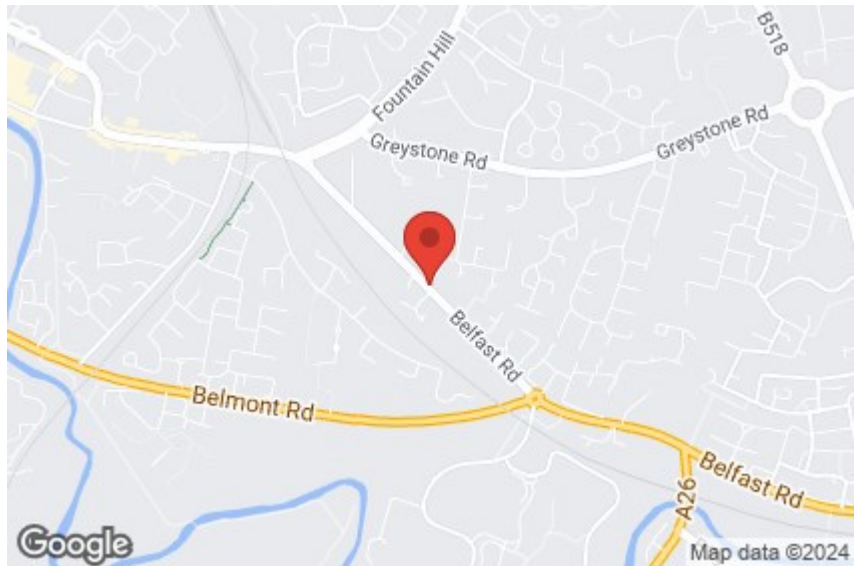
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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		84	84
(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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