

## 19 Moss Drive, Antrim, BT41 1PY



### PRICE Offers Over £104,950

This is an incredibly rare opportunity to purchase a three bedroom end terraced house with open aspect to the front together with enclosed garden to the rear offering excellent sun orientation with an additional enclosed yard occupying a slightly elevated site within the sought after Glenburn area of Antrim.

The property benefits from a full range of Beech effect contemporary style high and low level kitchen units.

With PVC double glazed windows, PVC fascia and soffits, and oil-fired central heating this property is ideally suited to the First Time Buyer or those with a young family.

Early viewing strongly recommended.

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## FEATURES

- Entrance porch with wood laminate flooring / Glass panel door to;
- Entrance hall with staircase to first floor
- Living room 15'7" x 12'4" with electric fireplace ornate wooden surround / Wood laminate floor
- Kitchen with full range of of recently installed beech effect high and low level units
- Rear hall with undertairs storage and access to brick built boiler house
- First floor landing with access to loft
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with three piece suite including panel bath
- White PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Timber pedestrian gate to enclosed garden to rear with excellent sun orientation / Low maintenance gardens to front / Open aspect to front

## ACCOMMODATION

### ENTRANCE PORCH

Wood laminate flooring. Electric meter box. Glass panel door. Stair case to first floor with moulded hand rail.

### LIVING ROOM

15'7" x 12'4" (4.765 x 3.783)

Wood laminate flooring. Feature electric fireplace with mahogany surround and hearth. Double radiator.

### REAR HALL

Wood laminate flooring. Under stairs storage cupboard.

### KITCHEN

9'3" x 12'5" (2.844 x 3.795)

Full range of Beech effect contemporary style high and low level units with contrasting work tops and complimentary splash back tiling. Space for cooker with over head glass and stainless steel extractor fan. Space for washing machine. Space for low level fridge and tumble dryer. Single drainer stainless steel sink unit with chrome mixer taps. Fully tiled floor. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelved storage above.

## BEDROOM 1

12'4" x 10'5" (3.767 x 3.199)

at max. Built in storage cupboard. Single radiator.

## BEDROOM 2

12'4" x 8'10" (3.777 x 2.703)

Built in storage cupboard. Single radiator.

## BEDROOM 3

9'2" x 7'8" (2.795 x 2.357)

Single radiator.

## BATHROOM

6'6" x 5'0" (1.996 x 1.532)

Three piece suite comprising panelled bath with stainless steel hot and cold tap. Low flush WC and wall mounted wash hand basin with stainless steel hot and cold tap. Partially tiled walls. Single radiator.

## OUTSIDE

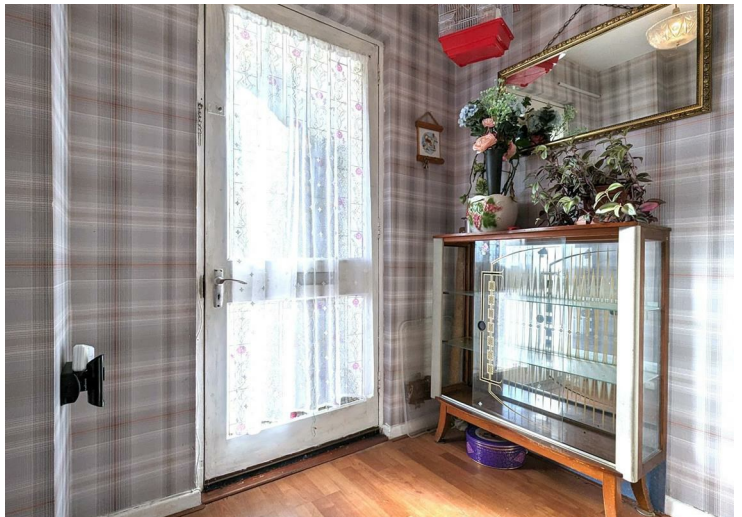
Enclosed front garden with 4 Ft timber fencing and cast iron pedestrian gate. Decorative stone paved path way to front door. PVC soffits and fascias and PVC double glazed windows.

## REAR GARDEN

Brick built boiler house. Fully enclosed rear garden with excellent sun orientation. Decorative stone paved patio area. Fully paved separate garden area to side through timber pedestrian gate with PVC oil tank and off street fencing.

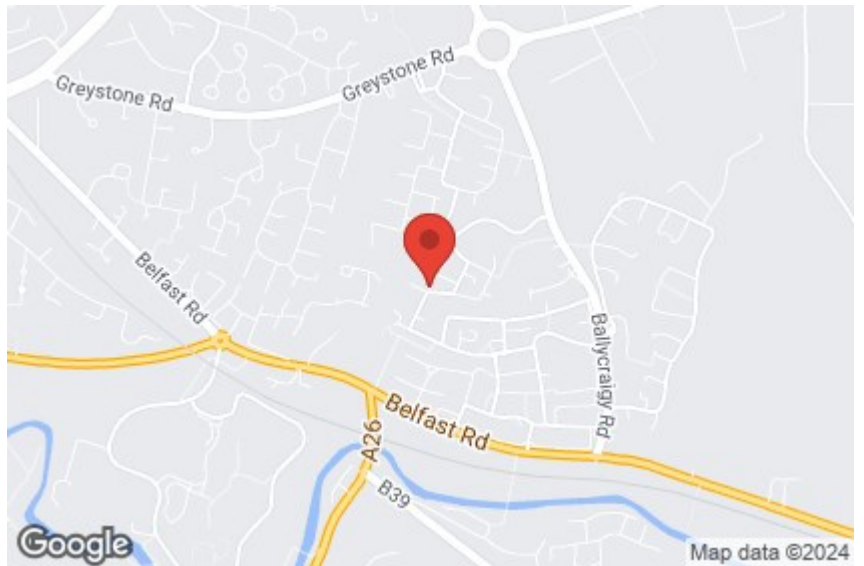
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		Current	Potential
<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>		53	62
(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		



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