

## 49 Abbeyview, Muckamore, Antrim, BT41 4QA



### PRICE Offers Over £144,950

This is an incredibly rare opportunity to purchase one of the few three storey former mill workers properties in the sought after Abbeyview area occupying a semi-rural location close to Antrim town and Muckamore where most amenities and transport facilities are readily accessible. The property is finished to a high standard throughout and benefits from four well proportioned bedrooms.

The property now benefits from a full range of light oak "Shaker" style high and low level kitchen units with space for a cooker, fridge, freezer and dishwasher, washing machine and tumble dryer, together with quality white sanitary ware,. In addition the property also benefits from a separate garden with a detached garage, PVC double glazed windows and gas fired central heating making this an incredibly comfortable home ideally suited to the first time buyer and family alike.

Early viewing strongly recommended.

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## FEATURES

- Entrance porch with wood laminate floor through to Inner Hall / Staircase to First Floor
- Living room 14'5" x 11'11" with feature fireplace
- Kitchen with separate dining room / Light oak "Shaker" style high and low level units / Space for cooker / Space for fridge freezer, dishwasher, tumble dryer and washing machine
- Added Utility storage room
- First floor landing
- Two well proportioned bedrooms to the first floor
- Family bathroom 8'10" x 6'3" (max) to include panel bath 'Victorian' style wash hand basin and low flush W/C
- Second floor landing / Two further well proportioned bedrooms
- PVC double glazed windows / Gas fired central heating
- Enclosed yard area to rear / Separate Detached garage with garden / Ideal opportunity for First Time Buyers and young families alike

## ACCOMMODATION

### ENTRANCE HALL

Wood laminate flooring. Single radiator.

### LIVING ROOM

14'5" x 11'11" (4.407 x 3.646)

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

### DINING ROOM

11'11" x 11'0" (3.646 x 3.364)

Wood laminate flooring. Understairs storage cupboard. Double radiator.

### KITCHEN

21'0" x 6'4" (6.414 x 1.949)

Galley kitchen with a full range of mid oak 'shaker' style high and low level units with contrasting worktops and complimentary splashback tiling. Single drainer 'Belfast' style sink unit with 'Victorian' style chrome mixer tap. Space for cooker with overhead extractor hood. Space for washing machine, tumble dryer, dishwasher and fridge freezer. Fully tiled floor. Double radiator.

### UTILITY STORAGE ROOM

10'2" x 6'8" (3.112 x 2.042)

Wood laminate flooring. Double radiator. Leading too:

### REAR YARD

## FIRST FLOOR LANDING

Wood laminate flooring. Single radiator.

## BATHROOM

8'10" x 6'3" (2.712 x 1.919)

'Victorian' style white three piece suite consisting of panel bath with 'Victorian' style chrome mixer tap with attached shower head and 'Mira Sport' thermostatic shower over. Pedestal wash hand basin with hot and cold 'Victorian' style chrome taps. Low flush W/C. Hot press storage with insulated copper cylinder and gas boiler. Fully tiled floors. Partially tiled walls also with tongue grooved wood panelling. European shaver plug. Extractor vent. Double radiator.

## BEDROOM 1

13'3" x 12'0" (4.060 x 3.661)

Wood laminate flooring. Double radiator.

## BEDROOM 2

11'0" x 8'10" (3.364 x 2.716)

Integrated storage cupboard. Double radiator.

## SECOND FLOOR LANDING

Leading too:

## BEDROOM 3

14'3" x 11'10" (4.344 x 3.607)

Wood laminate flooring. Wood panelling to walls. Double radiator.

## BEDROOM 4

10'2" x 8'10" (3.120 x 2.704)

Double Radiator

## DETACHED GARAGE

18'7" x 12'2" (5.677 x 3.724)

Powered sockets and lights. Oak double door entrance. Rear door too:-

## SEPERATE GARDEN AREA

Fully paved with mature flowerbed borders. Outside shed. 6FT Timber fencing.

## IMPORTANT NOTICE TO ALL POTENTIAL PURCHASERS

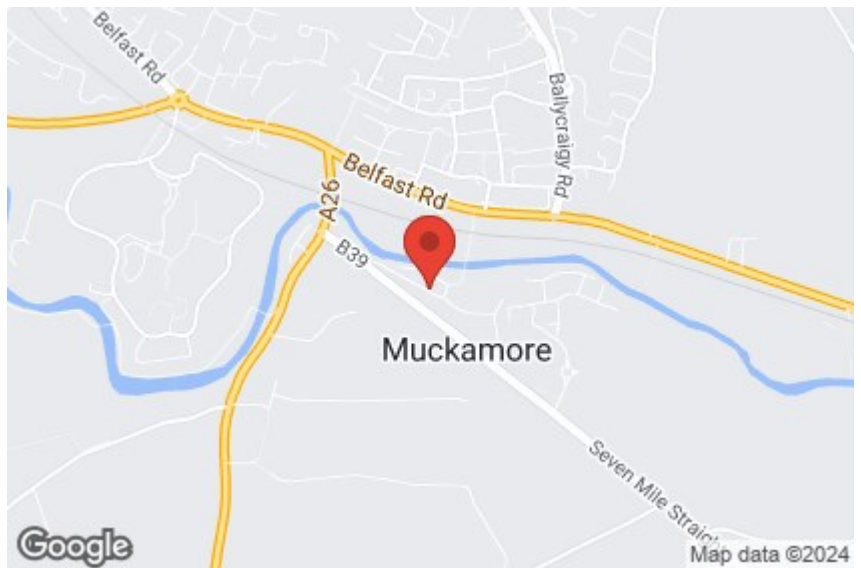
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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