

15 Belmont Hall Park, Antrim, BT41 1FD



PRICE Offers Over £154,950

This is an incredibly rare opportunity to purchase a highly coveted ground floor two bedroom apartment in this recently constructed and sought after development on the outskirts of Antrim town and close to all local amenities and transport facilities. Finished to a high standard throughout to include for gas fired central heating, PVC double glazed windows and quality light oak "Shaker" style kitchen units with full compliment of integrated appliances to include gas hob, low level combination oven and grill, dishwasher, washer/dryer, fridge and freezer. The property also benefits from modern sanitary ware to include for double ended bath together with corner quadrant shower cubicle, push button low flush W/C and pedestal wash hand basin. Only on full internal inspection can one begin to appreciate the quality of this superb ground floor apartment ideally suited to First Time Buyers, young professionals and downsizers 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

- Composite entrance door to Entrance hall with "Kardean" flooring
- Inner hall with access to storage cupboard
- Kitchen with informal dining area
- Full range of light oak woodgrain effect "Shaker" style high and low level units
- Integrated gas hob, low level combination oven and grill, dishwasher, washer / dryer, fridge and freezer
- Open to Living room 15' x 11'6 with access to;
- Store / Office 8'4 x 4'5
- Two well proportioned bedrooms
- Bathroom with modern white suite to include double ended bath, corner quadrant shower cubicle, push button W/C and pedestal wash hand basin
- PVC double glazed windows / Gas fired central heating / Fibre Optic Broadband / Extensive use of "Kardean" flooring

ACCOMMODATION

Composite entrance door with double glazed inset to:

ENTRANCE FOYER

Mid grey "Kardean" flooring. Single radiator. Low voltage down lights.

INNER HALL

"Kardean" flooring. Low voltage downlights. Single radiator.

STORAGE CUPBOARD

Consumer unit. Single radiator.

KITCHEN INTO INFORMAL DINING

17'3 x 11'5 (5.26m x 3.48m)

Full range of light grey wood grain effect "Shaker" style high and low level units with feature polished chrome handles. Complimentary work surfaces with matching up stands. One and a quarter bowl "Franke" sink unit. Polished chrome mixer taps. Integrated four ring gas hob with coloured glass splash back. Stainless steel and glass over head extractor. Low level oven and grill. Integrated dish washer, washer dryer, fridge and freezer and microwave. Wall mounted concealed gas fired boiler. Double radiator. Glazed door and side panel to entrance hall. Open to:

LIVING ROOM

15' x 11'6 (4.57m x 3.51m)

"Kardean" floor. Low voltage down lights. Double radiator. Access to;

STORE/OFFICE

8'4 x 4'5 (2.54m x 1.35m)

"Karndean" floor. Single radiator.

BEDROOM 1

12'8 x 10'8 (3.86m x 3.25m)

Double radiator.

BEDROOM 2

12'8 x 10'3 (3.86m x 3.12m)

Double radiator.

BATHROOM

8'9 x 6'8 (2.67m x 2.03m)

Modern white suite comprising double ended panelled bath with off set mixer taps and shower attachment. Push button low flush W/C and half pedestal wash hand basin with monobloc mixer taps. PVC splash back to sink and bath. Corner quadrant shower cubicle mostly finished in PVC cladding. Thermostatic shower unit. and sliding cubicle doors. "Karndean" floor. Extractor fan. Polished chrome heated towel rail.

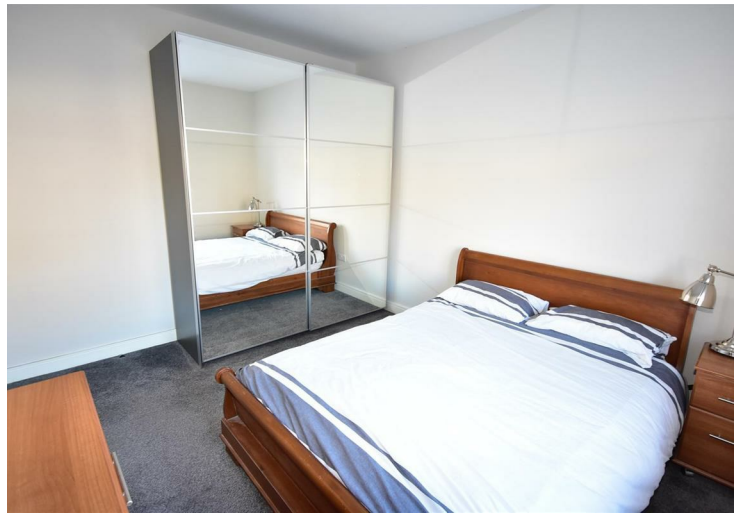
OUTSIDE

Dedicated tarmac parking for one car plus communal, tarmac, visitor parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

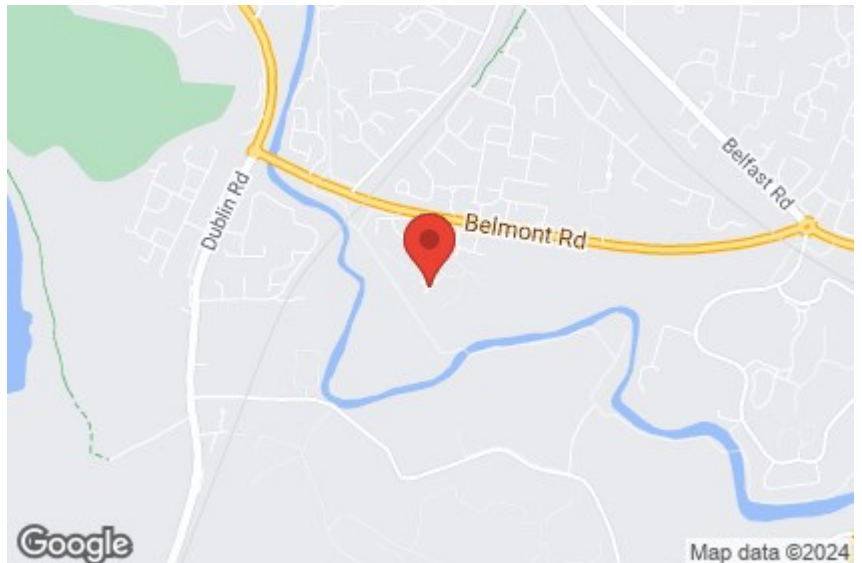
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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