

## 1 Ardclinis Gardens, Antrim, County Antrim, BT41 1RB



### **PRICE Offers Over £114,950**

This is a superb opportunity to purchase a well presented three bedroom semi-detached house and garage occupying a generous elevated site with excellent sun orientation within this sought after location on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to a good standard throughout, the property benefits from light oak effect high and low level kitchen units together with modern white sanitary ware to include panel bath with electric shower over. In addition this well proportioned family home also boasts oil-fired central heating and PVC double glazed windows and external doors. Outside the tarmac drive provides off-street parking for up to three cars plus access to the detached garage.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Open understair recess and separate storage cupboard
- Living room with feature wooden fire surround and polished granite inset and hearth / Inset electric fire
- Kitchen with informal dining area
- Full range of light oak effect high and low level units
- First floor landing
- Three well proportioned bedrooms / Master with built-in wardrobes with sliding mirrored doors
- White bathroom suite comprising double ended bath with electric shower over
- Separate W/C
- PVC double glazed windows and external doors / Oil-fired central heating
- Tarmac drive to detached garage / Generous rear garden with excellent sun orientation

## ACCOMMODATION

PVC double glazed entrance door to:

### ENTRANCE HALL

Staircase to first floor with pine moulded handrail and turned balustrading. Double radiator. Wood laminate floor. Open to understair recess. Double radiator. Storage cupboard with slatted door.

### LIVING ROOM

**14'7 x 10'5 (4.45m x 3.18m)**

Feature electric fire with decorative wood surround and polished granite inset and hearth. Wood laminate floor. Double radiator. Large storage cupboard with meter cupboard.

### KITCHEN WITH INFORMAL DINING AREA

**12'3 x 11'4 (3.73m x 3.45m)**

Traditional style kitchen in light oak effect high and low level units with contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Space for fridge freezer and cooker with pull out extractor hood over. Space for tumble dryer. Plumbed for automatic washing machine. Part tiled walls to work surfaces Fully tiled floor. Double doors to larder storage cupboard. Eight pane bevelled glass door to;

### REAR HALL

Fully tiled floor. PVC Double glazed rear door. Access to storage cupboard.

## FIRST FLOOR LANDING

### BEDROOM 1

14'6 x 8'8 (4.42m x 2.64m )

Built-in wardrobes with sliding mirrored doors. Wood laminate floor. Double radiator.

### BEDROOM 2

11'8 x 9'8 (3.56m x 2.95m)

Wood laminate floor. Single radiator.

### BEDROOM 3

8'11 x 7'10 (2.72m x 2.39m )

Built-in wardrobe. Wood laminate floor. Superb views over Lough Neagh. Single radiator.

### BATHROOM

Modern white suite comprising double ended bath with off-set mixer taps and "Triton" electric shower over. Glazed shower screen. Moulded wash hand basin in vanity unit with feature mixer taps and storage below. Fully tiled walls and floor. Extractor fan. Hotpress with insulated copper cylinder and immersion heater. Shelving above.

### SEPARATE W/C

Push button low flush W/C. Fully tiled floor and walls.

### OUTSIDE

Garden to front in neat lawn and low level timber fencing. Tarmac drive to side with off street parking for up to three cars. Integrated storage cupboard to front elevation. Access to;

### DETACHED GARAGE

18' x 8'11 (5.49m x 2.72m)

Up and over door.

Timber pedestrian gate from driveway to;

Fully enclosed garden to rear in neat lawn and extensive paved patio area. Oil-fired central heating boiler in galvanized pre-fabricated boiler house. PVC tank.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been checked 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>68</b>	<b>71</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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