

14 Dorset Close, Antrim, County Antrim, BT41 2SG



PRICE Offers Over £94,950

This is a rare opportunity to purchase a three bedroom mid townhouse in the sought after Rathenraw estate on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to a high standard throughout the property benefits from double glazed windows, oil-fired central heating, country style kitchen units, ground floor W/C and shower room on first floor. Outside, the property occupies a generous site with large garden area, semi-detached garage and open aspect over extensive, mature green area. Only on full internal inspection can one begin to appreciate the quality of this superb family home. Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with fully tiled flooring / Large walk-in storage room / Ground floor W/C
- Kitchen with informal dining area
- Full range of Country style high and low level units
- Space for Fridge Freezer / Washing machine / Cooker
- First floor landing
- Three well proportioned bedrooms / One with built-in storage
- First Floor shower room with corner shower cubicle
- Double glazed windows / Oil-fired central heating
- Concrete off-street parking with access to Semi-detached garage
- Gardens to front and rear / Views over mature open green

ACCOMMODATION

ENTRANCE HALL

Double glazed front door to fully tiled entrance. Stair case to first floor with moulded hand rail. Large walk in storage with wood laminate flooring. Additional storage closet. Double radiator.

GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin and decorative tiled splash back. Fully tiled floor.

KITCHEN INTO INFORMAL DINING

21'7" x 8'4" (6.582 x 2.558)

Full range of Country style high and low level kitchen units with complimentary work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer taps. Space for cooker, washing machine and fridge freezer. Fully tiled floor. Double radiator. Double glazed door with side lights to rear.

LIVING ROOM

13'0" x 11'9" (3.984 x 3.587)

Feature fireplace with electric fire. Wood laminate flooring. Double radiator.

FIRST FLOOR LANDING

Access to loft. Shelved storage cupboard.

BEDROOM 1

11'10" x 10'3" (3.613 x 3.138)

Single radiator.

BEDROOM 2

13'5" x 8'7" (4.102 x 2.619)

Single radiator.

BEDROOM 3

10'0" x 7'11" (3.071 x 2.437)

Single radiator. Integrated wardrobe.

SHOWER ROOM

6'7" x 5'4" (2.024 x 1.634)

Modern white suite comprising wall mounted wash hand basin with storage below. Low flush push button WC. Corner shower unit with "Triton" enrich thermostatic shower. PVC panelling throughout. Single radiator.

OUTSIDE TO FRONT

Neat lawn and paved pathway to patio area and front door. 6 Ft timber fencing and pedestrian gate.

GARAGE

16'5" x 8'9" (5.026 x 2.688)

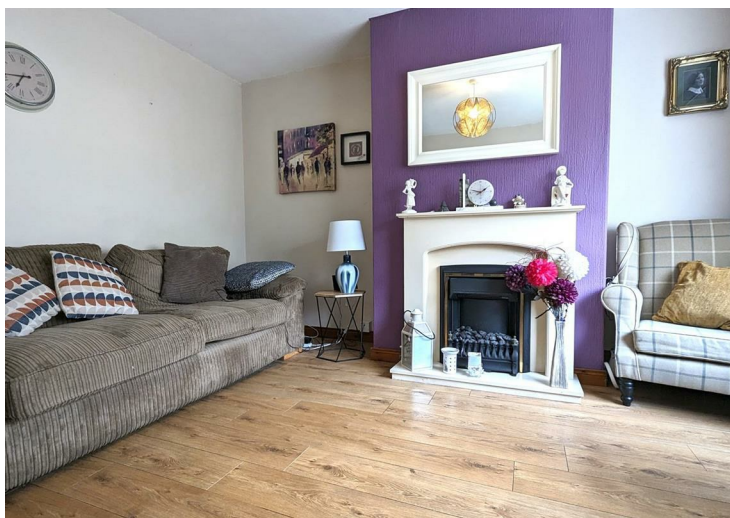
PVC oil tank.

OUTSIDE TO REAR

Driveway with off street parking. Neat lawn. Raised decking area and paved patio with oil boiler.

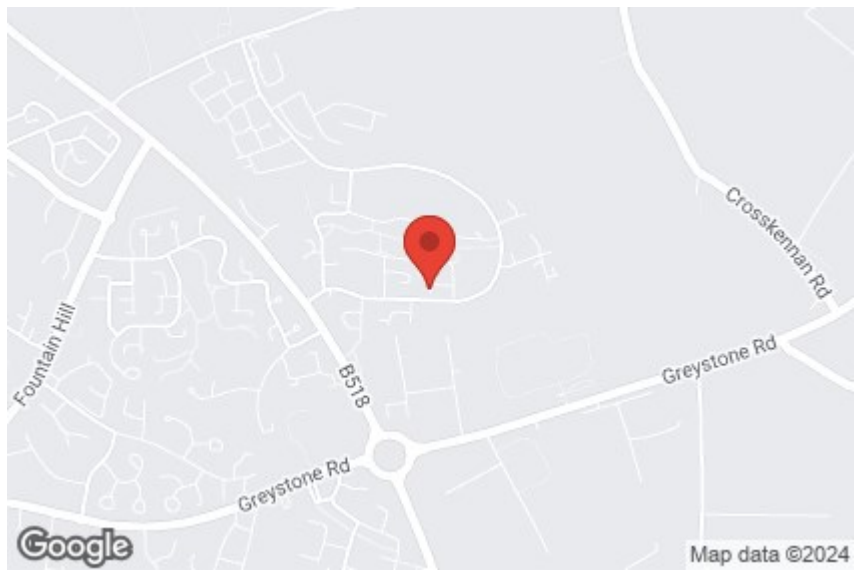
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note that 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			
(69-80) C			
(55-68) D		60	62
(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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