

6 Fairfields, Antrim, BT41 4HZ



PRICE Offers Over £109,950

This is a superb opportunity for the first time buyer and investor alike to purchase a beautifully presented and deceptively spacious two bedroom ground floor apartment in this exclusive, sought after development close to Antrim town centre, bus and train station, health centre, local schools and most other amenities and transport facilities.

Finished to a high standard throughout, the property benefits from quality kitchen units with integrated oven, hob and fridge freezer together with a luxury three piece bathroom suite with PVC clad walk in shower cubicle. This excellent property can only be fully appreciated following full internal inspection. Early viewing strongly recommended.

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12 Church Street
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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Communal entrance with push button intercom
- Entrance hall with wood laminate flooring
- Spacious open plan kitchen/living room
- Full range of maple "Shaker" style high and low level units
- Integrated oven, hob, and fridge freezer
- Two spacious bedrooms, both with wood laminate flooring
- Bathroom with modern white suite to include PVC clad walk in shower shower cubicle
- PVC double glazed windows / Gas-fired central heating
- Excellent opportunity for first time buyer and investor alike

ACCOMMODATION

COMMUNAL ENTRANCE

Push button intercom. Double glazed communal front door to communal entrance with fully tiled floor.

ENTRANCE HALL

Solid oak door to private entrance hall. Wood laminate flooring. Single radiator.

LIVING ROOM

12'3" x 8'7" (3.740 x 2.619)

Wood laminate flooring. Dual aspect windows. Double radiator.

KITCHEN INTO INFORMAL DINING

12'3" x 7'9" (3.746 x 2.371)

(at max) Full range of Beech Shaker style high and low level kitchen units with contrasting work tops and splash back tiling. One and a quarter stainless steel sink unit with chrome mixer taps. Integrated four ring gas hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Space for fridge freezer and washing machine. Fully tiled flooring. Over counter lighting.

BEDROOM 1

13'5" x 6'6" (4.104 x 1.991)

Wardrobe with mirrored sliding doors to included. Wood laminate flooring. Single radiator.

BEDROOM 2

11'6" x 7'5" (3.511 x 2.282)

Wood laminate flooring. Single radiator.

BATHROOM

7'11" x 5'8" (2.420 x 1.736)

Modern white suite comprising walk in shower with PVC tiled effect walls and glazed screen. Pedestal wash hand basin with chrome mixer taps. Low flush push button WC. Fully PVC panelled walls. Fully tiled floors. Extractor fan. Fully tiled floors. Chrome towel radiator.

OUTSIDE

Communal parking. Security light. Push button intercom.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	



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