

## 12 Linen Green, Antrim, BT41 1QU



### PRICE Offers Over £179,950

This is a rare opportunity to purchase an exceptionally well presented semi-detached property in this much sought after development just off the Ballycraigy Road and benefiting from off-street parking for up to three cars plus potential for a detached garage to the rear.

Finished to a high standard both inside and out, this well appointed home boasts generous accommodation with three well proportioned bedrooms (master with large ensuite shower room) and spacious kitchen with informal dining area over looking the private rear garden with excellent sun orientation.

Only on full internal inspection can one begin to appreciate the quality of this excellent family home. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor
- Living room with access to cloaks cupboard
- Inner hall with staircase to first floor / Ground floor W/C
- Kitchen with informal dining area / PVC double glazed French doors and glazed sidelights to rear
- Integrated appliances to include gas hob, combination oven and grill, dishwasher and low level fridge and freezer
- Three well proportioned bedrooms / Master with large ensuite shower room
- Family bathroom with modern white suite
- PVC double glazed windows / Gas fired central heating
- Gardens to front and rear laid in neat lawn / Fully paved rear with excellent sun orientation
- brick Pavia drive with two - three parking spaces

## ACCOMMODATION

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Neat lawn and brick Pavia drive to side with parking for up to three cars. Pedestrian gate to rear. Outside light. Pathway too:

### ENTRANCE HALL

Composite door to entrance with wood laminate flooring and single radiator.

### LIVING ROOM

**13'8" x 12'5" (4.176 x 3.807)**

(at max) Wood laminate flooring. Under stairs storage cupboard. Low voltage down lights. Double radiator.

### REAR HALLWAY

Stair case to first floor with moulded hand rail. Wood laminate flooring. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer tap. Extractor fan. Wood laminate flooring. Single radiator.

### KITCHEN INTO INFORMAL DINING

**13'7" x 11'5" (4.165 x 3.505)**

Fully fitted range of two tone high and low level "Shaker" style kitchen units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap and glass splash back. Integrated appliances to include four ring gas hob with glass splash back and stainless steel overhead extractor fan, low level combination oven and grill, dishwasher and low level fridge and freezer. Over counter lighting. Bullet lights to kick stand. Fully tiled floor. Low voltage down lights. Tiled skirting. Vertical double radiator. PVC double glazed double doors with side lights to rear.



## FIRST FLOOR LANDING

Under stair storage cupboard. Turned balustrading with moulded hand rail. Stair case to second floor with painted balustrading and moulded hand rail.

## BEDROOM 1

13'8" x 8'11" (4.180 x 2.718)

Dual aspect windows. Double radiator.

## BATHROOM

7'3" x 6'1" (2.223 x 1.862)

Modern white suite comprising panel bath with shower over, partially glazed screen and fully tiled wall surround. Wall mounted wash hand basin with chrome mixer tap, tiled splash back and storage below. Low flush push button WC. Fully tiled floors. Low voltage down lights. Extractor fan. Single radiator.

## BEDROOM 2

13'8" x 8'8" (4.189 x 2.661)

Dual aspect windows. Double radiator.

## SECOND FLOOR LANDING

Storage cupboard.

## MASTER BEDROOM

16'0" x 10'11" (4.881 x 3.334)

(at max) Dormer window. Double radiator.

## ENSUITE

10'1" x 5'6" (3.077 x 1.699)

Luxury ensuite comprising large wall to wall shower with "Drench" shower head, fully tiled walls and glazed screen and door. Wall mounted wash hand basin with chrome mixer tap, tiled splash back and storage below. Low flush push button WC. Fully tiled floors. "Velux" window. Extractor fan. Large low level storage cupboard into roof space and double radiator.

## OUTSIDE

Fully enclosed rear garden with excellent sun orientation. 6 Ft timber fencing with pedestrian gate to front. Outside tap and light. Brick pavia with LED up light bordering. Raised flower bed to rear. Converted garden shed, fully plumbed with electrics can be discussed as an additional purchase.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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

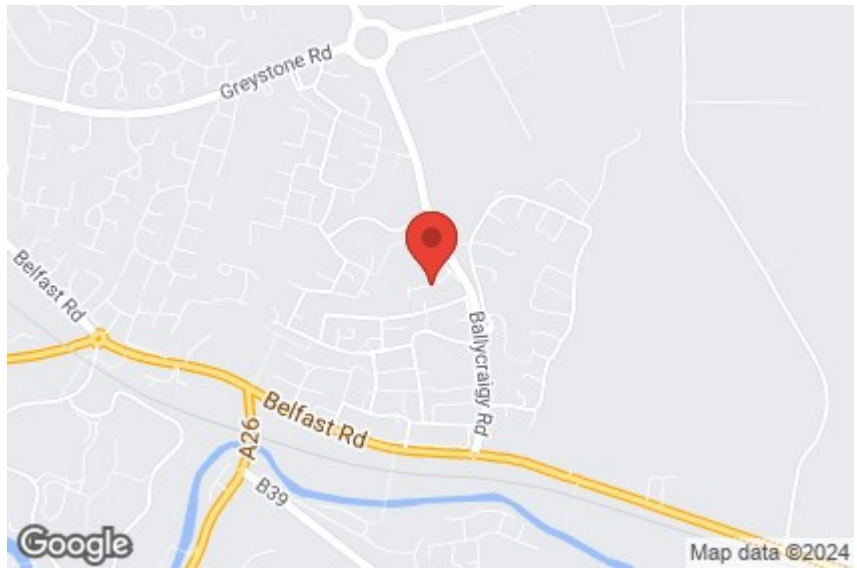






**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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