

38 Kintyre, Antrim, BT41 2AN



PRICE Offers Over £164,950

This is an incredibly rare opportunity to purchase a deceptively spacious three bedroom semi-detached house and detached garage occupying a generous site with excellent enclosed rear gardens within this sought after residential development situated only a short distance from Antrim town centre, Junction One Outlet Centre, Antrim Area Hospital and the M2 Motorway.

Offering generous accommodation together with a detached garage, this property is likely to appeal to a wide variety of discerning purchasers.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Living room 11'4" x 17'0" with feature fireplace and bay window
- Ground floor shower room with enclosed shower unit
- Kitchen with full range of 'Beech' effect units / Integrated oven, hob and space for fridge freezer
- Informal dining area with understairs storage cupboard
- Three well proportioned bedrooms
- White bathroom suite comprising panel bath and pedestal wash hand basin
- Oil fired central heating / PVC double glazed windows and external doors
- Tarmac drive with parking for two cars / Detached garage 19'4 x 10'9
- Neat lawn with mature hedging to front, plus to the side and rear / Extensive paved patio area

ACCOMMODATION

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Tarmac drive with parking for 2 cars. Leading to:

ENTRANCE

PVC double glazed door to with side light to entrance. Stair case to first floor with hand rail. Wood laminate flooring. Storage cupboard. Double radiator.

LIVING ROOM

11'4" x 17'0" (3.468 x 5.187)

(max) into bay window. Wood laminate floor. Feature fire with wooden surround, cast iron inset and polished granite hearth. Double radiator.

GROUND FLOOR SHOWER ROOM

Modern white suite comprising wall to wall shower unit with full PVC panelling. Slimline wash hand basin with chrome mixer taps. Low flush push button WC. Fully tiled floor. Low voltage down lights. Single radiator.

KITCHEN INTO INFORMAL DINING ROOM

21'8" x 9'9" (6.611 x 2.997)

Full range of high and low level 'Beech' effect units with contrasting work tops and complimentary splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with stainless steel pyramid style over head extractor fan, low level combination oven and grill. Space for fridge freezer. Under stairs storage cupboard. Double radiator.

FIRST FLOOR LANDING

Access to loft. Hot press with shelved storage.

BEDROOM 1

11'10" x 11'4" (3.627 x 3.472)

Wood laminate floor. Single radiator.

BEDROOM 2

13'5" x 12'3" (4.094 x 3.748)

Wood laminate floor. Double radiator.

BEDROOM 3

9'10" x 8'10" (3.022 x 2.701)

Double radiator.

BATHROOM

6'6" x 6'2" (1.989 x 1.900)

Modern white suite comprising panel bath with chrome hot and cold tap. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. PVC wall panelling throughout. Low voltage down lights. Double radiator.

GARAGE

18'9" x 10'9" (5.72m x 3.28m)

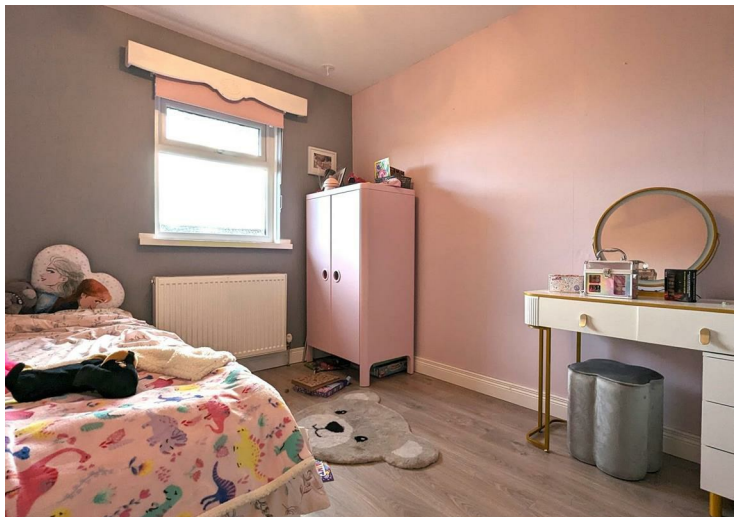
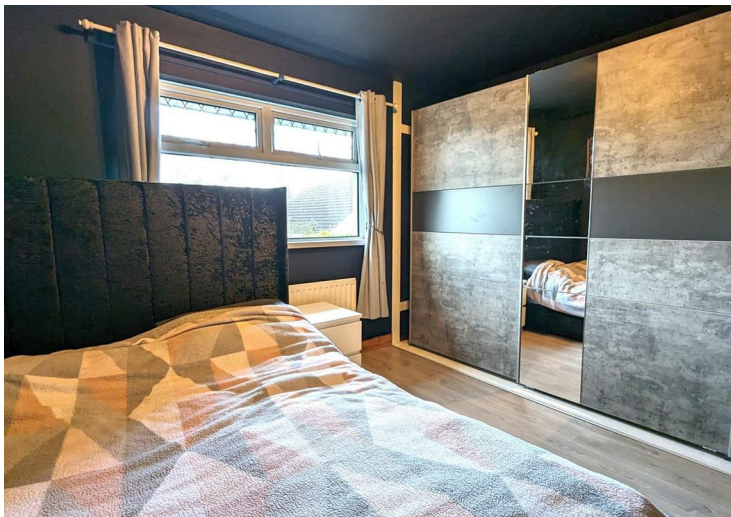
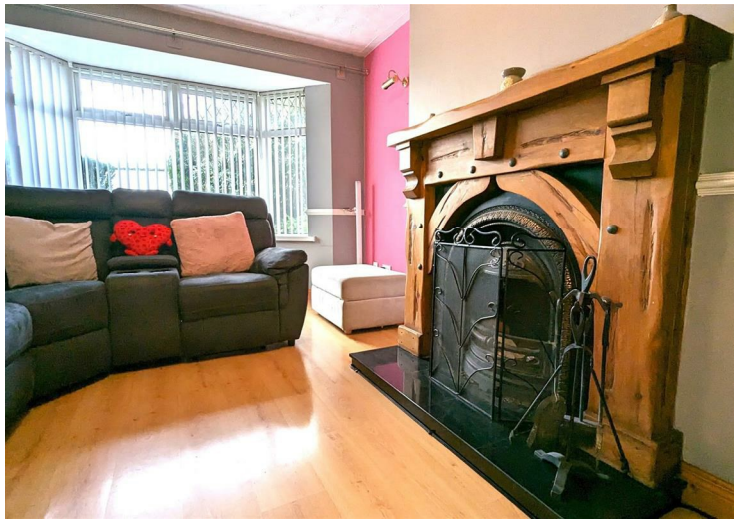
Detached garage. Wood laminate floor. Full lighting and electrics. Up and over door.

OUTSIDE

To the side a large patio area with hexagonal paving. Mixed stone bedding. Timber pedestrian gate to front. To the rear a black iron gate to paved patio. Outside tap and light. To the front a neat lawn with well stocked hedging.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

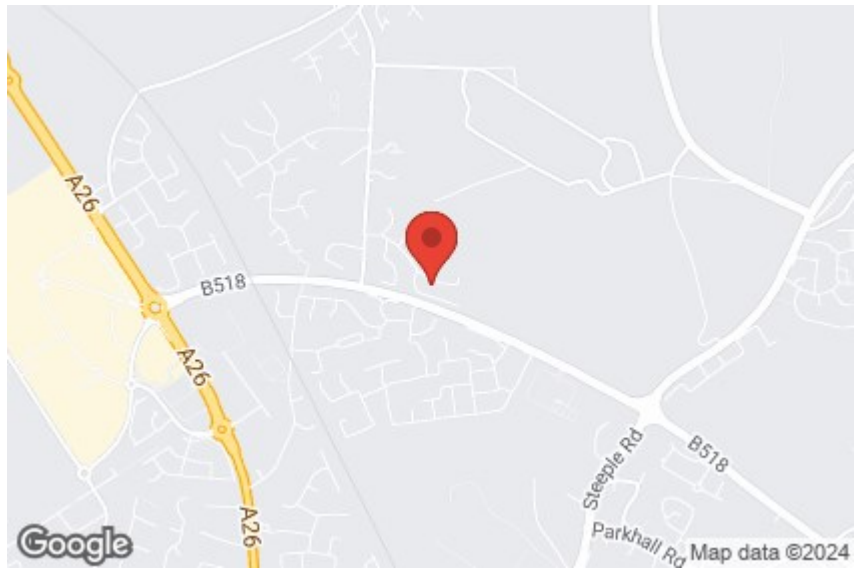
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(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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