

## 7 Tobergill Walk, Antrim, BT41 1AS



### PRICE Offers Over £109,950

Welcome to Tobergill Walk, Antrim - a charming end terrace house that is sure to capture your heart! This delightful property boasts a spacious 900 sq ft layout, featuring 1 reception room, 3 cosy bedrooms, and an updated shower room.

Situated in a prime location, this house offers convenience and comfort with a ground floor W/C, perfect for everyday living. Recently refurbished to a high standard, this home exudes a fresh and contemporary feel, ready for you to move in and make it your own.

Whether you're looking for a cozy family home or a stylish space to entertain guests, this property ticks all the boxes. Don't miss out on the opportunity to own a piece of Antrim's vibrant community - book a viewing today and step into your new dream home at Tobergill Walk!

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'4 x 14' (max) with ornate painted fire surround and inset electric coal effect fire / Wood laminate floor
- Kitchen with informal dining / Full range of mid oak effect high and low level units / Upgraded worksurfaces and sink unit
- Rear hall with access to Ground Floor W/C
- First floor landing
- Three well proportioned bedrooms / One with full range of built-in wardrobes in light oak
- Recently refurbished shower room with modern white suite to include new PVC panelled shower enclosure with "Triton" electric shower unit
- PVC double glazed windows and external doors / Oil-fired central heating with a newly installed boiler / PVC fascia and soffits
- Neat well maintained gardens to front in pink stone and paved pathway / Fully enclosed yard area to rear with brick built store, timber shed and covered area
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Pitched and tiled entrance canopy. PVC entrance door with double glazed and leaded glass inset to:

### ENTRANCE HALL

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

### LIVING ROOM

**14'4 x 14 (4.37m x 4.27m)**  
(max) Ornate painted fire surround with electric, coal effect inset fire. Decorative tiled hearth. Grey coloured wood effect wood laminate floor. Two double radiators.

### KITCHEN INTO INFORMAL DINING

**17'4 x 10'2 (5.28m x 3.10m)**  
Full range of mid oak effect high and low level units with corner displays and contrasting work surfaces with matching up-stands. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with over head extractor. Plumbed for washing machine and space for dryer. Space for fridge freezer. High level meter cupboard. Fully tiled floor. Double radiator. Open to under stair storage. PVC double glazed door to:

### REAR HALL

PVC double glazed door to rear.

### GROUND FLOOR W/C

Low flush W/C and pedestal wash hand basin with tiled splash back. PVC double glazed window. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Louvered door to hot press with insulated copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

10'11 x 10'3 (3.33m x 3.12m)

Double doors to built-in wardrobe with over head lockers. Single radiator.

## BEDROOM 2

12' x 8'10 (3.66m x 2.69m)

Full range of light oak built-in bedroom furniture comprising two double wardrobes, one with part mirrored doors plus bed recess and over head lockers. Vanity area with two single wardrobes, low level drawers and "knee hole" with drawer sets, open shelving, jewellery drawer, inset mirror and over head lockers. Under unit lighting. Original built-in wardrobe with over head lockers, all with mirrored doors. Single radiator.

## BEDROOM 3

9'1 x 8'6 (2.77m x 2.59m)

(max) Single radiator.

## SHOWER ROOM

6'1 x 5'6 (1.85m x 1.68m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. New shower enclosure with PVC panelling. "Triton" electric shower unit and pivot and slide cubicle door. Fully tiled walls. Extractor fan. Single radiator.

## OUTSIDE

Timber pedestrian gate and low level fencing to fully enclosed front garden with paved pathway and pink stone display. Well stocked borders. Timber pedestrian gate to fully enclosed rear yard area mostly laid in concrete. Prefabricated galvanised oil-fired boiler house. PVC tank. Separate timber shed. Partially covered area in anti-glare polycarbonate. Outside tap.

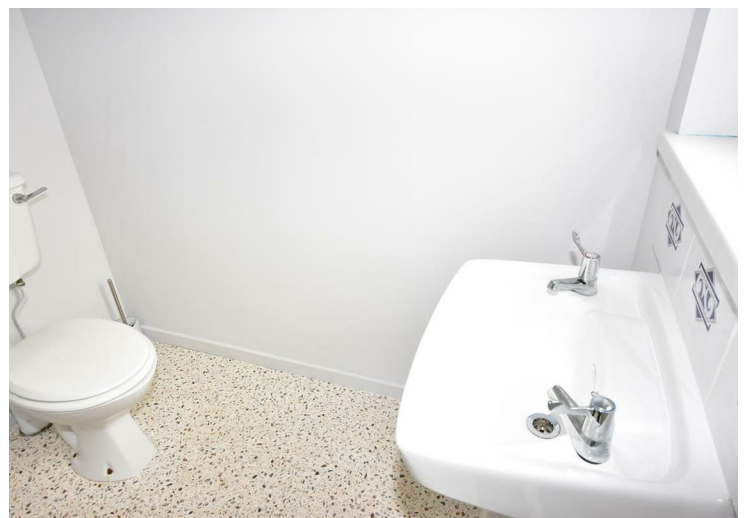
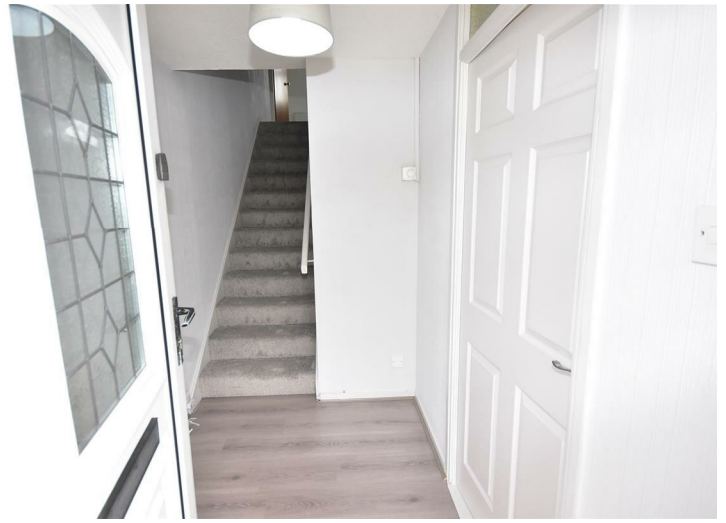
## BRICK BUILT STORE

6'8 x 3'11 (2.03m x 1.19m)

with range of high and low level units.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>64</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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