

11 Coral Crescent, Antrim, BT41 4LW



PRICE Offers Over £114,950

Welcome to Coral Crescent, Antrim - a charming property with great potential! This semi-detached house boasts 2 reception rooms, 3 bedrooms, and 1 shower room, and extends to just shy of 1,400Sq.Ft. offering ample space for a comfortable living with the added bonus of generous gardens. Although it requires refurbishment, this property presents a fantastic opportunity for builders and investors to put their creative touch on it.

One of the standout features of this property is the large rear garden, perfect for creating a beautiful outdoor space for relaxation or entertaining guests. Additionally, the first-floor covered balcony provides a lovely spot to enjoy a cup of tea while overlooking the surroundings.

Located in a desirable area, within easy access of Antrim Castle Gardens, this property is ideally suited for those looking to invest in a project that promises great rewards. With its spacious layout and potential for transformation, this house on Coral Crescent is just waiting for someone to unlock its full potential.

Don't miss out on this exciting opportunity to turn this property into a stunning home or a lucrative investment!

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FEATURES

- Spacious entrance hall with concrete staircase to first floor / Cloaks cupboard
- Living room 14'8 x 12'10 (into bay window) with corner fireplace
- Lounge 17'5 x 11'5 with open fire / "Crittill" door to;
- Conservatory with PVC double glazed windows and door / Partial polycarbonate anti-glare roof
- Kitchen with full range of mid oak high and low level units / Built-in larder
- First floor landing / All solid floors to first floor / Access to covered open balcony overlooking rear garden
- Three generous double bedrooms / Master 16'3 x 11'5 with built-in wardrobes
- Shower room with easy access shower area / Thermostatic shower unit / Separate W/C
- PVC double glazed windows and external doors / Oil-fired central heating
- Large gardens to front, side and rear

ACCOMMODATION

Covered open entrance with fully tiled step.
PVC double glazed door to;

ENTRANCE HALL

Cork effect tiled floor. Access to cloaks cupboard. Concrete staircase to first floor

LIVING ROOM

14'8" x 12'10" (4.47m x 3.91m)

(max) into bay window. Corner fireplace with ornate mahogany surround and tiled inset and hearth. Cork effect tiled floor.

LOUNGE

17'5 x 11'5 (5.31m x 3.48m)

Open fire with stone effect surround and polished granite inset and hearth. Cork effect tiled floor. Double radiator. "Crittall" single glazed door to;

CONSERVATORY

12'9 x 11'5 (3.89m x 3.48m)

PCV double glazed windows and external door. Poly carbonate anti-glare monopitch roof

KITCHEN

10'10 x 8'11 (3.30m x 2.72m)

Full range of mid oak high and low level units with contrasting work surfaces. Built-in larder unit. Single drainer stainless steel sink unit with mixer taps. Space for cooker and plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Meter cupboard. Double radiator. Door to;

REAR HALL

Under stair storage cupboard. PVC double glazed door to side.

FIRST FLOOR LANDING

Large PVC double glazed window to gable end. Low level storage cupboards. Single radiator. Hot press with pressurised water tank. Single glazed "Crittall" door to spacious covered balcony.

BEDROOM 1

16'3 x 11'5 (4.95m x 3.48m)

Covered open fire with brick surround and tiled hearth. Sliding doors to built-in storage. Door to built-in storage. Cork effect tiled floor. Single radiator.

BEDROOM 2

11'5 x 10'11 (3.48m x 3.33m)

Cork effect tiled floor. Single radiator.

BEDROOM 3

9'11 x 7'8 (3.02m x 2.34m)

Cork effect tiled floor. Single radiator.

SHOWER ROOM

7'6 x 5'3 (2.29m x 1.60m)

White suite comprising easy access PVC panelled shower area with low level glazed movable screen and shower curtain rail above. Modern thermostatic shower unit. Pedestal wash hand basin. Anti-slip floor covering. Wood strip ceiling and PVC panelled walls. Single radiator.

SEPERATE W/C

Modern white push button low flush W/C. Half tiled walls. Wood strip ceiling. Feature hardwood single glazed circular window.

OUTSIDE

Garden to front in neat lawn and paved pathway. Mature shrubs and holly bush. Feature curved brick wall to enclosed courtyard at the side. Low level timber fencing and gate to; Large side and rear garden in neat lawn, mature hedging and specimen trees. PVC oil tank. Brick built oil-fired boiler house. Excellent sun orientation.

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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 61 |
| (39-54) E | 37 | |
| (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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