

## 14 Niblock Oaks, Antrim, BT41 2DJ



### PRICE Offers Over £114,950

This is an incredibly rare opportunity to purchase a generously proportioned two bedroom ground floor apartment extending to approximately 713Sq.Ft. and located within a block of just three units occupying a good position within this sought after development on the outskirts of Antrim town yet within easy access of all local amenities and facilities.

The property boasts generously proportioned rooms throughout with a spacious living room and separate kitchen with informal dining area benefiting from PVC double glazed French doors to an external decked area. With recently installed light grey wood grain effect kitchen units and contrasting work surfaces, this deceptively spacious and well presented property is ideally suited to First Time Buyers and Investors alike or a professional couple who want the opportunity to have a "lock up and leave" property.

Early viewing strongly recommended.

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## FEATURES

- Push button door entry to communal entrance hall with staircase to first and second floors
- Door to Private Entrance Hall with door entry intercom / Storage cupboard
- Living room 15'6 x 13'7 (into bay window) with wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to decked patio area
- Full range of light grey wood grain effect "Shaker" style high and low level units with contrasting worksurfaces
- Integrated oven and hob / Plumbed for washing machine / Space for fridge
- Two well proportioned bedrooms / Master with dual aspect windows
- Bathroom with modern white suite to include curved shower bath with thermostatic shower unit / Push button low flush W/C
- PVC double glazed windows and French doors / Oil-fired central heating
- Communal tarmac parking / Open aspect overlooking a green to one side and countryside to the other

## ACCOMMODATION

Hard wood entrance door with double glazed port light and side lights to:

### COMMUNAL ENTRANCE HALL

Fully tiled floor. Double radiator. Under stair storage. Tiled stair case to first and second floor with cast iron hand rail and ballustrade. 6 panel sabelle door to:

### PRIVATE ENTRANCE HALL

Door entry intercom phone. Single radiator. Storage cupboard.

### LIVING ROOM

**15'6 x 13'7 (4.72m x 4.14m)**

(into bay window). Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING

**13'7 x 13'3 (4.14m x 4.04m)**

(max) Full range of light grain wood grain effect "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring hob with stainless steel pyramid style over head extractor fan and low level combination oven and grill. Plumbed for washing machine. Space for fridge. Part tiled walls to work surfaces. Fully tiled floor. Dual aspect window and PVC double glazed French doors. Double radiator. Oil-fired boiler.



## BEDROOM 1

13'4 x 9'11 (4.06m x 3.02m)

Dual aspect windows. Double radiator.

## BEDROOM 2

9'8 x 9'0 (2.95m x 2.74m)

Double radiator.

## BATHROOM

9'1 x 7'3 (2.77m x 2.21m)

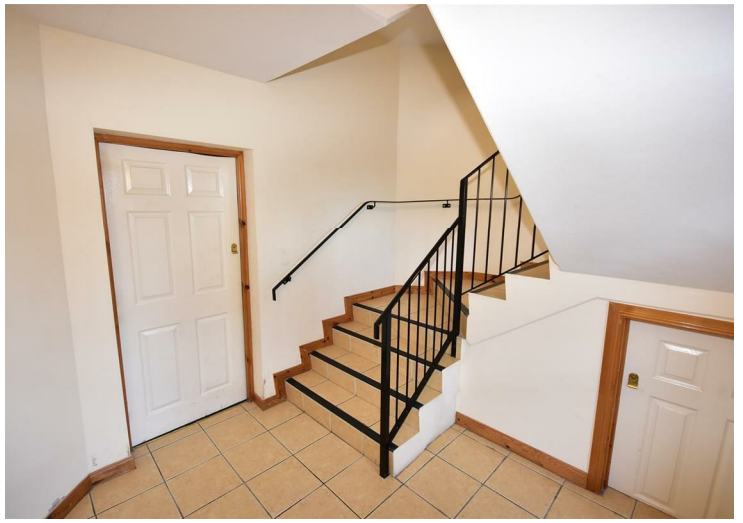
(max) Modern white suite comprising shower bath with off-set mixer taps and thermostatic shower over. Curved shower screen. Push button low flush W/C and pedestal wash hand basin. Part tiled walls to bath area. Fully tiled floor. Extractor fan. Double radiator.

## OUTSIDE

Communal tarmac parking for 4 cars. Garden area in neat lawn. Three PVC oil tanks enclosed in timber fencing and gate.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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