

## 19 Coyle Court, Antrim, BT41 1DH



### PRICE Offers Over £149,950

We are delighted to offer an incredibly rare opportunity to purchase this exceptionally well finished ground floor apartment set within an exclusive development on the Belfast Road, in close proximity to local amenities, public transport routes and main commuter networks. This

beautifully presented property benefits from two generous bedrooms (master with luxury ensuite), deluxe four piece bathroom, spacious open plan kitchen, living, dining and a modern fully fitted kitchen with a full range of included integrated appliances. With the dwelling further boasting a spacious private entrance hall with storage, gas fired central heating, and allocated parking we recommend internal viewing to fully appreciate the extent of this exquisite property.

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## FEATURES

- Push button door video entry intercom to communal entrance hall
- Communal inner hall with access to;
- Private entrance hall with spacious storage cupboard
- Open plan kitchen, living and dining room
- Full range of quality cream coloured high and low level kitchen units / Integrated oven, hob, dishwasher, washing machine, fridge and freezer
- Matching kitchen island with additional storage and breakfast bar style seating
- Two well proportioned bedrooms / Master with ensuite shower room
- Bathroom with luxury white suite to include panel bath and separate fully tiled shower cubicle
- PVC double glazed windows / Gas-fired central heating
- Tarmac communal parking to front / Shared gardens in neat lawn

## ACCOMMODATION

Push button video link door entry intercom. Composite 6 panel entrance door and PVC double glazed sidelights to:-

### COMMUNAL ENTRANCE HALL

Fully tiled floor. Staircase to first floor. Mostly glazed door to:-

### COMMON INNER HALL

Polished porcelain fully tiled floor. 4 panel entrance door.

### PRIVATE ENTRANCE HALL

Fully tiled floor. Walk-in storage cupboard. Single radiator.

### KITCHEN WITH LIVING AND INFORMAL DINING AREA

**21'6 x 17'7 (6.55m x 5.36m)**

(into bay) Full range of cream coloured high and low level units with polished chrome handles. Contrasting work surfaces with one and a half bowl single drainer stainless steel sink unit and mixer taps. Matching centre island with face to face sitting and low level storage. Contrasting butcher block style work surface. Integrated 4 ring gas hob with stainless steel and glass overhead extractor fan. Low level combination oven and grill. Integrated washing machine, fridge and freezer. Concealed wall mounted gas boiler. Polished porcelain fully tiled floor. Low voltage down lights. Dual aspect windows. 2 No. double radiators.



## **BEDROOM 1**

12'4" x 10'2" (3.76m x 3.10m)

Wood laminate flooring. Double radiator

## **BEDROOM 2**

13'3" x 9'1" (4.04m x 2.77)

Full wall of built-in wardrobes with part mirrored doors.

Wood laminate flooring. Single radiator.

## **BATHROOM**

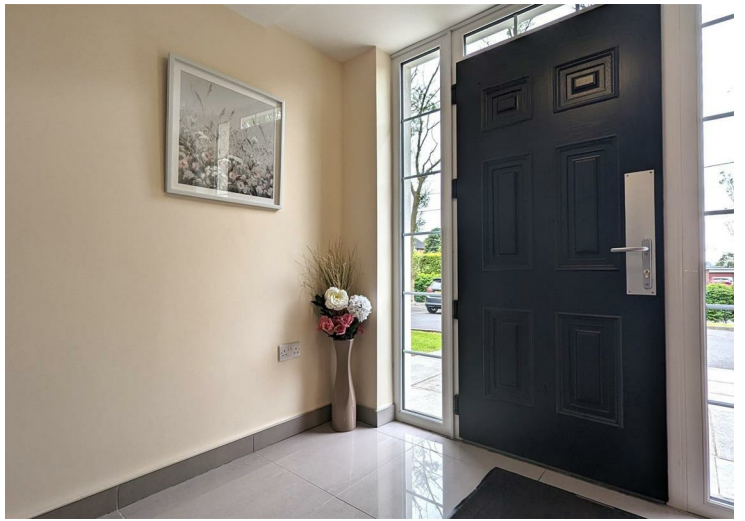
Modern white suite comprising panel bath with mixer taps and shower attachment. Low flush W/C and half pedestal wall mounted wash hand basin. Fully tiled shower cubicle with thermostatic shower unit and pivot and slide glass door. Polished porcelain fully tiled floor. Low voltage down lights. Extractor fan. Double radiator.

## **OUTSIDE**

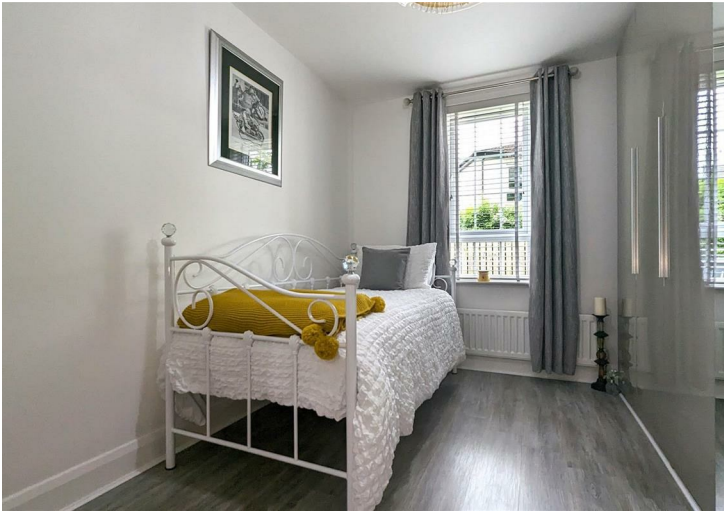
Tarmac drive to communal parking area. Shared gardens in neat lawn. Communal bin enclosure.

## **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>	<b>78</b>	<b>78</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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12 Church Street, Antrim, Co. Antrim, BT41 4BA  
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 WE KNOW WHAT IT TAKES

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