

70 Castle Park, Antrim, BT41 4LT



PRICE Offers Over £159,950

Nestled in the charming Castle Park of Antrim, this delightful semi-detached house is a true gem waiting to be discovered. Boasting a warm and inviting ambiance, this property features a spacious reception room perfect for entertaining guests or relaxing with loved ones.

With three cosy bedrooms, there's ample space for the whole family to unwind and recharge. The shower room offers a tranquil retreat, ideal for those on the move.

This lovely home is equipped with mahogany effect PVC double glazed windows and external doors, ensuring both style and energy efficiency. Stay warm and toasty during the colder months with the oil-fired central heating system. The PVC fascia and soffits add a touch of elegance to the exterior, enhancing the property's overall appeal.

Convenience is key with a semi-detached garage and tarmac off-street parking, providing plenty of space for vehicles. Step outside to discover a private garden at the rear, perfect for enjoying a morning coffee or hosting summer barbecues. Additionally, being close to the picturesque Castle Gardens offers a tranquil escape from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this charming property your new home sweet home in the heart of Antrim.

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12 Church Street
BT41 4BA
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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14' x 12'5 with open fire and tiled surround, inset and hearth
- Kitchen with full range of linen effect high and low level units / Leaded glass displays
- Integrated oven and hob
- Separate dining room 9'8 x 8'10
- First floor landing with hotpress / Access to loft
- Three well proportioned bedrooms
- Shower room with coloured suite to include PVC panelled quadrant shower cubicle / "Mira Sport" electric shower unit
- Mahogany effect PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Tarmac drive to side with parking for two cars / Access to semi-detached garage / Gardens to front and rear

ACCOMMODATION

Mahogany effect PVC double glazed entrance door and side lights with leaded glass to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Open to under stair area. Meter cupboard. Staircase to first floor with mahogany moulded handrail and soft wood balustrading.

LIVING ROOM

14' x 12'5 (4.27m x 3.78m)

Open fire with feature tiled surround, inset and hearth. Picture light point. Single radiator.

KITCHEN

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

(max) Full range of linen effect high and low level units with wood trim and leaded glass display cabinets. Contrasting work surfaces. One and a quarter bowl single drainer sink unit and mixer taps. Integrated four ring hob with over head circulator fan. Low level combination oven and grill. Plumbed for washing machine and space for fridge. Part tiled walls to work surfaces. Small breakfast bar. Mahogany effect PVC double glazed door to rear. Double radiator.

DINING ROOM

9'9 x 8'10 (2.97m x 2.69m)

Single radiator.

FIRST FLOOR LANDING

Hot press with copper cylinder and "Willis" type immersion heater with shelving above. Access to loft.

BEDROOM 1

12'10 x 9'9 (3.91m x 2.97m)

Single radiator.

BEDROOM 2

12'6 x 9'4 (3.81m x 2.84m)

Single radiator.

BEDROOM 3

9'2 x 7'6 (2.79m x 2.29m)

Single radiator.

SHOWER ROOM

9'10 x 7'6 (3.00m x 2.29m)

(max) Coloured suite comprising low flush W/C and pedestal wash hand basin. PVC panelled corner quadrant shower cubicle with "Mira Sport" electric shower unit and sliding cubicle doors. Single radiator.

OUTSIDE

Garden to front in neat lawn and well stocked borders. Paved pathway to front. Tarmac drive to side with off street parking for 2 plus cars. Access to:

SEMI-DETACHED GARAGE

18'1 x 10'1 (5.51m x 3.07m)

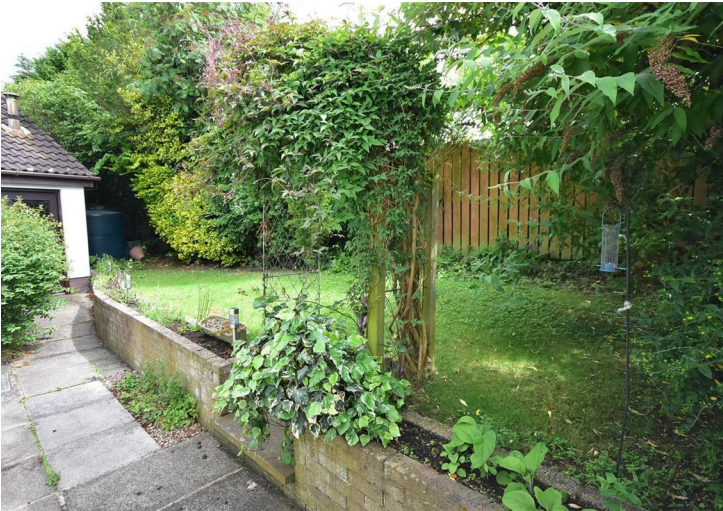
Electrically operated remote control roller shutter door. Power and light. Oil fired boiler. PVC double glazed window to the side. Single glazed service door to:

Fully enclosed rear garden with paved pathway and patio area. Brick retaining wall with planter insets and steps up to slightly raised garden area in neat lawn. 6Ft. timber fencing and mature hedging. PVC tank. Outside tap and light.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		55	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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