

35 Belmont Hall Drive, Antrim, BT41 1FB



PRICE Offers Over £179,950

Welcome to 35 Belmont Hall Drive, Antrim - a charming nearly new end town house that is sure to captivate your heart! This delightful property boasts a spacious 980 sq ft layout, featuring a large living room perfect for entertaining guests or relaxing with your loved ones.

The property comprises three cosy bedrooms, ideal for a growing family or those in need of extra space. The mid grey "Shaker" style high and low level units in the kitchen add a touch of elegance, complemented by a full range of integrated appliances for your convenience.

One of the highlights of this lovely home is the ground floor W/C, offering practicality and comfort for everyday living. Additionally, the open aspect to the front provides a picturesque view overlooking a serene wooded area, creating a peaceful and tranquil atmosphere.

Don't miss out on the opportunity to make this house your home - 35 Belmont Hall Drive is a true gem waiting to be discovered!

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FEATURES

- Entrance hall with Victorian style patterned fully tiled floor / Staircase to first floor
- Lounge 15'7 x 13'2 with contemporary style wall mounted electric fire
- Kitchen with informal dining 17' x 13'1 to include open utility area / PVC double glazed door to rear
- Full range of mid grey coloured "Shaker" style high and low level units / Integrated gas hob, electric oven, fridge, freezer, dishwasher and washer /dryer
- Ground floor W/C with modern white suite
- First floor landing
- Three well proportioned bedrooms / Master with open walk-in dressing area
- Bathroom with modern white suite to include double ended bath with off-set mixer taps and fully tiled shower cubicle
- Tarmac drive to side with off-street parking for two cars / Gardens to front and rear / Superb outlook to front over wooded area
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits

ACCOMMODATION

Pitched and tiled entrance canopy. Four panel composite door to:

ENTRANCE HALL

Patterned Victorian style fully tiled floor. Stair case to first floor with oak moulded hand rail and painted straight balustrade. Gable side window. Low voltage down lights. Double radiator.

LOUNGE

15'7 x 13'2 (4.75m x 4.01m)

Wall mounted contemporary style electric fire. Low voltage downlights. Access to understair storage. Double radiator.

KITCHEN WITH INFORMAL DINING

17'0 x 13'1 (5.18m x 3.99m)

(max) Full range of mid grey "Shaker" style high and low level units with feature chrome handles and contrasting work surfaces and matching up-stands. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with pyramid style stainless steel over head extractor canopy. Coloured glass splash back and low level combination oven and grill. Integrated fridge, freezer and dishwasher. Integrated washer/dryer to utility area. Concealed wall mounted gas-fired boiler. Low voltage down lights. PVC double glazed door to rear. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Gable side window. Patterned fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Single radiator. Storage cupboard.

BEDROOM 1

15'6 x 9'10 (4.72m x 3.00m)

into walk-in dressing area with low voltage down lights. Wall mounted TV point. Double radiator.

BEDROOM 2

13'2 x 8'3 (4.01m x 2.51m)

Access to attic via fold out wooden loft ladder. Double radiator.

BEDROOM 3

9'9 x 8'3 (2.97m x 2.51m)

(max) Over stair storage cupboard. Double radiator.

BATHROOM

8'10 x 6'9 (2.69m x 2.06m)

Modern white suite comprising double ended bath with off-set mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit comprising fixed drench head and hand held attachment. Sliding cubicle doors. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn and tegula brick pathway. Low level shrubs.

Tarmac drive to side with off street parking for 2 cars.

Timber pedestrian gateway and fencing to:

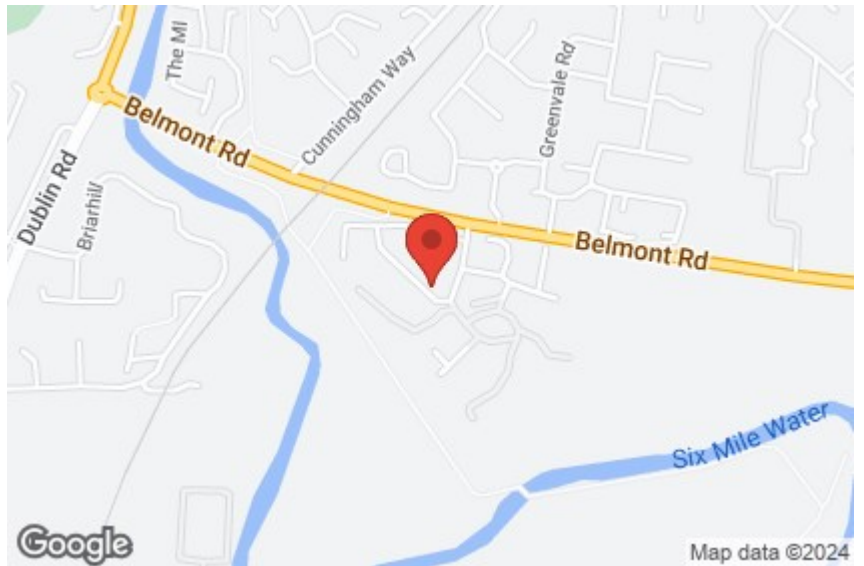
Fully enclosed garden to rear in neat lawn and tegula brick paving. Outside tap and light. 6 Ft. timber fencing. Low level railway sleepers to sloped display area fully stocked in shrubs and young trees. Double outside power socket.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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