

11 Moylena Meadow, Antrim, BT41 4AF



PRICE Offers Over £149,950

Welcome to Moylena Meadow, Antrim - a charming end terrace house that could be your next dream home! This lovely property boasts 1 reception room, perfect for entertaining guests or relaxing with your family. With 3 cosy bedrooms, there's plenty of space for everyone to unwind and recharge.

Situated in a prime location, this house is within walking distance to local amenities and transport facilities, making daily errands a breeze. Whether you fancy a leisurely stroll to the nearby shops or need to catch a bus or train, everything you need is conveniently close by.

Imagine coming home to this delightful house after a long day - the possibilities are endless! Don't miss out on the opportunity to make this property your own and experience the comfort and convenience it has to offer. Moylena Meadow could be the perfect place for you to create lasting memories and enjoy the best of what Antrim has to offer.

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Ballyclare
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Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with feature fireplace / Wood laminate floor / Open too:
- Dining room with double glazed PVC door to rear
- Full range of solid oak high and low level units / Integrated oven, hob and space for washing machine and fridge freezer
- First floor landing / Hotpress with insulated copper cylinder
- Three well proportioned bedrooms
- Shower room with modern white suite to include enclosed shower unit
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Tarmac drive to front / Fully enclosed garden to rear with excellent sun orientation and privacy
- Superb opportunity for first time buyers and downsizers alike

ACCOMMODATION

OUTSIDE (FRONT)

Tarmac drive with space for two cars. Neat lawn. Paved pathway to front and rear. Outside. PVC double glazed door to:

ENTRANCE HALL

Stair case to first floor with moulded hand rail. Wood laminate flooring. Single radiator.

LIVING ROOM

17'0" x 11'7" (5.195 x 3.543)

Feature fire place with cast iron inset, wooden surround and tiled hearth. Wood laminate flooring. Under stair storage cupboard. Double radiator. Open to:

DINING ROOM

9'7" x 8'5" (2.926 x 2.572)

Wood laminate flooring. Single radiator. PVC double glazed door with side light to rear.

KITCHEN

9'9" x 7'9" (2.986 x 2.376)

Fully fitted range of solid oak high and low level kitchen units with complimentary work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with concealed overhead extractor fan, low level combination oven and grill. Space for washing machine and fridge freezer. Double radiator.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder and shelved storage.
Access to loft.

BEDROOM 1

13'0" x 10'2" (3.979 x 3.102)

(at max) Wood laminate flooring. Single radiator.

BEDROOM 2

12'11" x 8'2" (3.959 x 2.500)

Wood laminate flooring. Single radiator.

BEDROOM 3

9'7" x 8'1" (2.930 x 2.489)

(at max) Over stair storage cupboard. Single radiator.

SHOWER ROOM

6'6" x 6'4" (2.002 x 1.938)

Modern white suite comprising an enclosed shower unit with "Redring Bright" thermostatic shower, partially glazed sliding doors and full PVC panelling to wall. Wash hand basin with chrome mixer tap and storage below. Low flush push button WC. Extractor fan. Chrome towel rail.

OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation and privacy. Paved patio area with steps leading to a raised neat lawn. Flower bed with mixed stone bedding. Paved pathway with pedestrian gate to front. Boiler house and PVC oil tank. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL

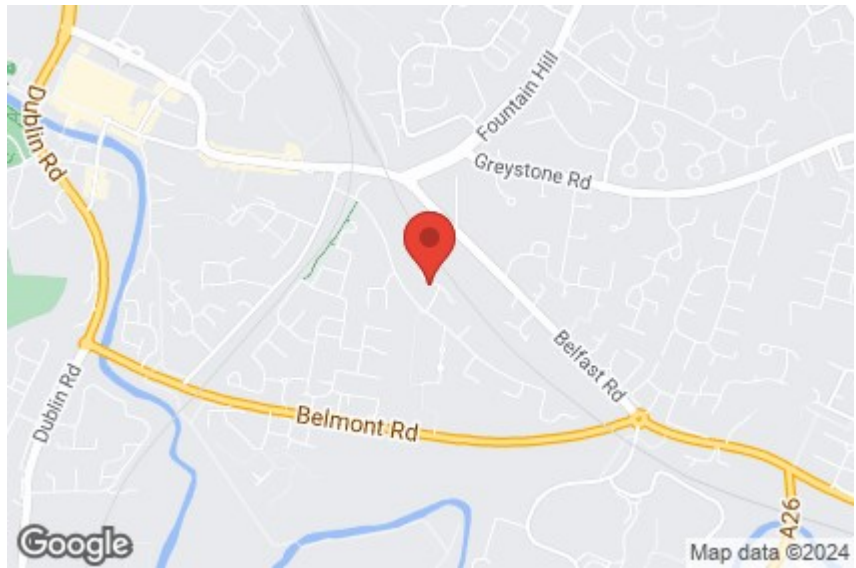
PURCHASERS;

Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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