



## 10 Niblock Oaks

Antrim, BT41 2DJ

Offers Over £177,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC front door with glazed side screens. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE

15'3 x 11'5 (4.65m x 3.48m)

Focal point open fire with open fire with composite surround and granite hearth. Hardwood glazed double doors leading to -

#### KITCHEN WITH INFORMAL DINING AREA

13'2 x 12'0 (4.01m x 3.66m)

Modern fitted shaker style kitchen with range of high and low level storage units with contrasting Quartz worktops. Matching upstands to work surfaces. Inlaid 1.5 bowl stainless steel sink unit. Integrated fridge freezer. dishwasher, eye level oven and microwave, 4 ring gas hob with stainless steel extractor fan over. PVC double glazed French doors leading to rear garden. Tiled floor.

#### UTILITY ROOM

Matching high and low level units and worktops to kitchen. Inlaid 1.5 bowl stainless steel sink unit. Hardwood double glazed door leading to rear garden. Tiled floor. Oil fired central heating boiler.

#### FURNISHED CLOAKROOM

Comprising - Vanity unit with wash hand basin. WC. Part tiled walls. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to hot press and roof space via slingsby style ladder..

### PRINCIPAL BEDROOM

13'3 x 10'6 (4.04m x 3.20m)

#### EN-SUITE

Modern fitted three piece suite comprising fully tiled shower cubicle with electric shower over, vanity unit and WC. Tiled floor. Chrome towel radiator.

#### BEDROOM 2

12'6 x 10'6 (3.81m x 3.20m)

Views over countryside to the rear.

#### BEDROOM 3

9'1 x 7'5 (2.77m x 2.26m)

#### DELUXE FAMILY BATHROOM

Modern fitted four piece bathroom suite comprising panelled bath, 'walk-in' shower cubicle with electric shower and drench shower head over, vanity unit and WC. Fully tiled walls to shower. Tiled floor. Chrome towel radiator.

#### EXTERNAL

Front garden laid in lawn with range of trees and shrubs.

Private driveway in tarmac.

Impressive rear garden laid in lawn with brick pavior patio area and separate paved patio area to the rear. Vegetable patch and Greenhouse. Large timber garden shed.

Raised timber decking area overlooking stream to rear of property.

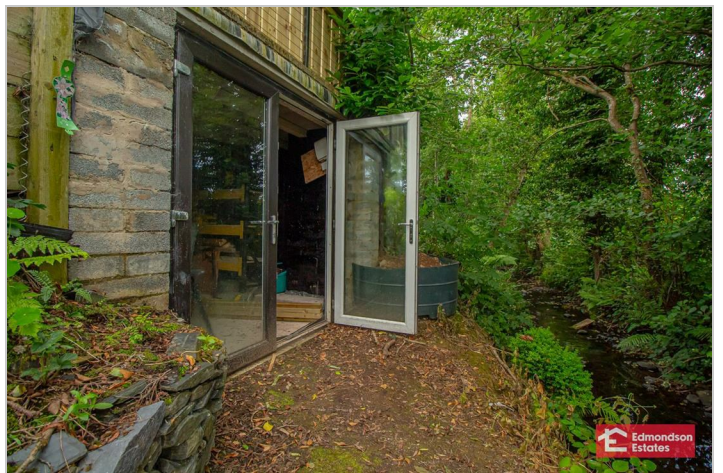
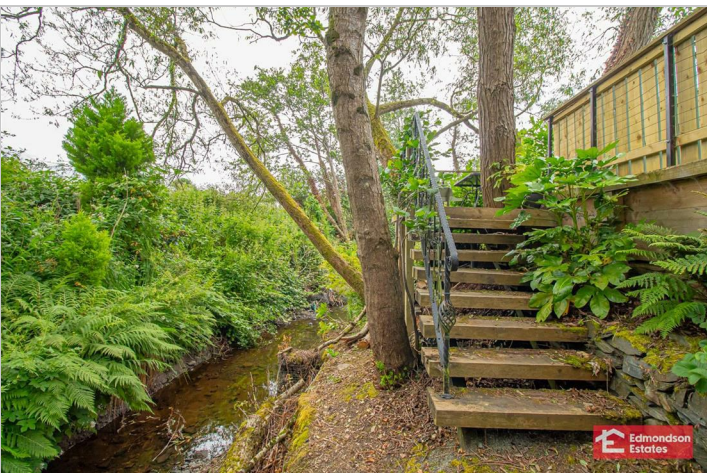
Steps leading to underground storage room.

#### UNDERGROUND STORE ROOM

15'10 x 8'11 (4.83m x 2.72m)

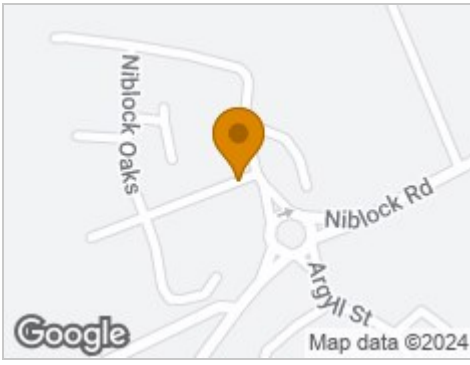
PVC double glazed French doors. Concrete floor. Power supply.







## Road Map



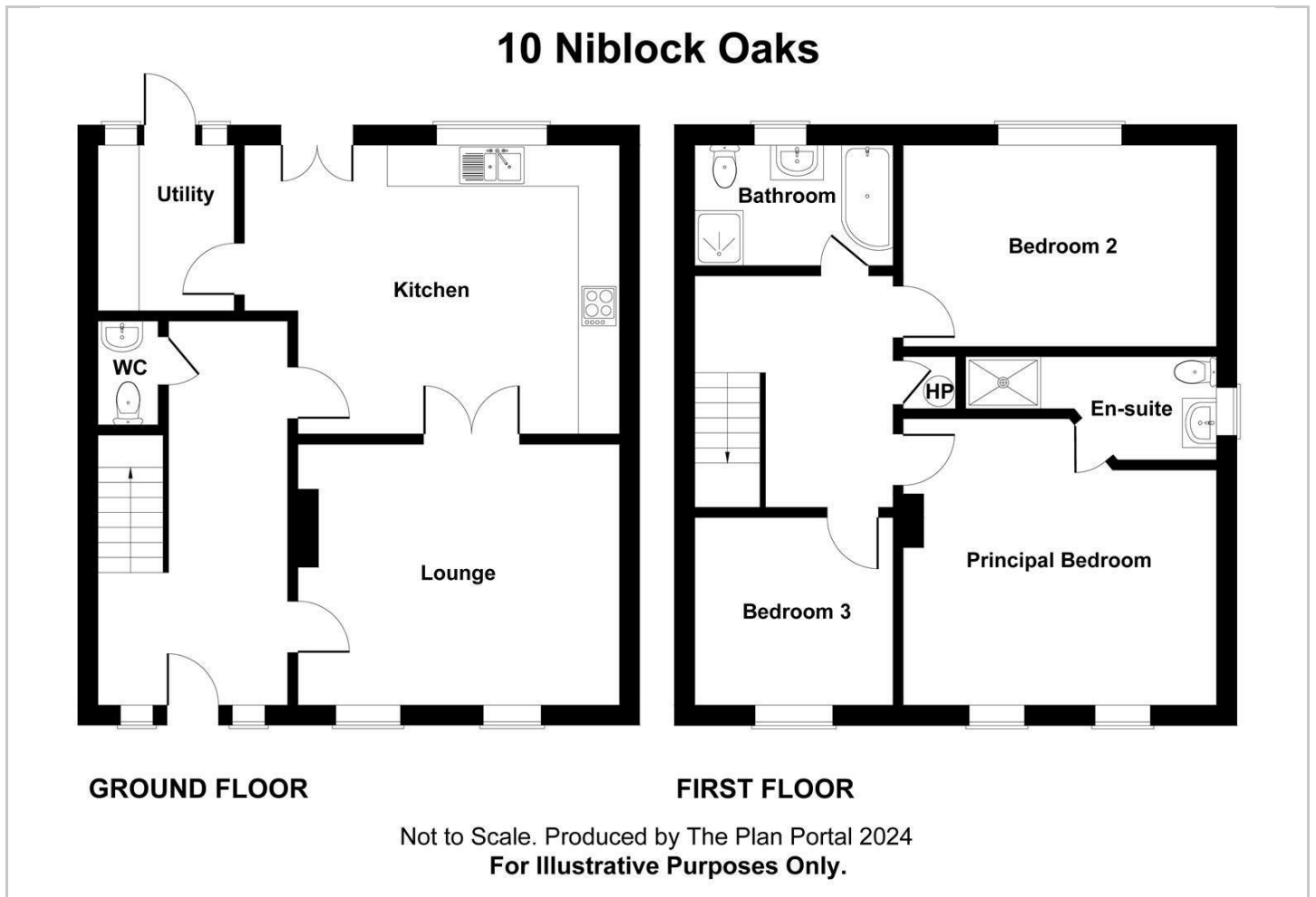
## Hybrid Map



## Terrain Map



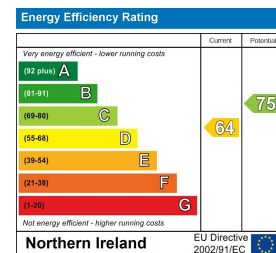
## Floor Plan



## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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