

12 Fortgreen, Antrim, BT41 1DW



PRICE Offers Over £154,950

This is a superb opportunity to purchase a well presented three bedroom semi-detached house with conservatory in this sought after location on the outskirts of Antrim town yet close to all amenities and transport facilities. Recently refurbished and finished to a high standard throughout the property benefits from PVC double glazed windows and front door, oil-fired central heating, cream coloured woodgrain effect "Shaker" style kitchen units with integrated oven and hob, ground floor W/C and PVC double glazed conservatory to the rear. The family bathroom has also been recently replaced with a modern white suite to include panel bath electric shower over.

Outside, the property occupies a generous site with large garden area to rear with excellent sun orientation.

Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with open fire and feature ornate cast iron surround / Wood laminate floor
- Kitchen with informal dining area / Double glazed sliding patio doors to conservatory
- Full range of cream coloured "Shaker" style high and low level units / Integrated halogen hob and mid level oven
- Ground floor W/C and generous cloak storage
- Conservatory with PVC double glazed windows and French doors
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with modern white suite to include panel bath with electric shower over
- Mahogany effect PVC double glazed windows and front door to main house / Oil-fired central heating
- Tarmac drive to front and side / Enclosed garden to rear in lawn and raised timber decked patio area

ACCOMMODATION

Open covered entrance porch. Mahogany effect PVC double glazed door to:-

ENTRANCE HALL

Staircase to first floor with moulded handrail. Wood laminate floor. Single radiator. 8 pane bevelled glass French doors to:-

LIVING ROOM

14'5" x 11'0" (4.39 x 3.35)

Open fire with feature ornate cast iron surround and slate tiled hearth. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

17'8" x 11'3" (5.38 x 3.43)

(max.) Full range of cream coloured wood grain effect "Shaker" style high and low level units and glazed display cabinet with contrasting work surfaces. Single drainer sink unit with mixer taps. Integrated four ring halogen hob with stainless steel and glass overhead extractor fan. Mid level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Partially tiled walls to work surfaces. Double radiator. Double glazed sliding patio doors to conservatory.

GROUND FLOOR W/C

White low flush W/C and wash hand basin in vanity with storage below. Meter cupboard. Wood laminate floor.

CONSERVATORY

9'0" x 6'9" (2.74 x 2.06)

PVC double glazed windows and French doors. Anti-glare mono-pitch roof. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING

Painted wood strip ceiling. Low voltage down lights. Access to loft. Hotpress with copper cylinder and "Willis" type immersion heater. Shelving below.

BEDROOM 1

13'0" x 10'2" (3.96 x 3.10)

(into bay). Wood laminate floor. Double louvred doors to built-in wardrobes. Single radiator.

BEDROOM 2

10'2" x 10'2" (3.10 x 3.10)

Wood laminate floor. Sliding doors to built-in wardrobe. Single radiator.

BEDROOM 3

8'1" x 7'1" (2.46 x 2.16)

(max). Single radiator.

BATHROOM

Modern white suite comprising panel bath with feature water spout mixer taps and "Bristan" electric shower unit over. Push button low flush W/C and pedestal wash hand basin with matching water spout mixer taps. Mostly tiled walls. Polished chrome heated towel rail.

OUTSIDE

Garden to front in lawn. Tarmac drive to side with parking for 2 cars. Additional garden area beyond turning head laid in neat lawn and hedging. Fully enclosed garden to rear in generous paved patio and neat lawn. Raised timber decked area. 6Ft. timber fencing. PVC tank. Brick pathway. Timber pedestrian gate to front. Prefabricated oil-fired boiler house. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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		57	68
(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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