

36 Belmont Heights, Antrim, BT41 1BD



PRICE Offers Over £265,000

Welcome to this charming detached house located in the desirable area of Belmont Heights, Antrim. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features a four piece bathroom, a ground floor WC, generous kitchen plus a utility room, ensuring convenience for all residents.

Situated close to local transport facilities and amenities, this house offers both comfort and accessibility.

One of the highlights of this home is its large gardens, providing a serene outdoor space for gardening, playing, or simply unwinding in the fresh air. The excellent privacy offered by the expansive gardens makes it an ideal retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to own this delightful property in Belmont Heights. With its spacious rooms, convenient location, and beautiful gardens, this house is ready to become your new home sweet home.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with solid wood floor / Staircase to first floor / Open to understair storage
- Lounge 16'7" x 12'8" with feature fireplace / Solid wood floor
- Dining room with glass panel doors to the rear garden
- Kitchen with informal dining area / Full range of white "Shaker" style high and low level units / Contrasting work surfaces and breakfast bar / Space for cooker
- Utility room with additional kitchen units / space for fridge freezer, dishwasher and washing machine
- Four well proportioned bedrooms
- Bathroom with white four piece suite to include panel bath and shower cubicle
- Oak effect PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Brick Pavia drive with parking for three cars / Integrated Garage / Large well maintained gardens to front and rear / Timber decked raised patio
- Excellent opportunity for growing families

ACCOMMODATION

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Brick Pavia drive with space for 2 cars. Neat lawn with mature hedging to rear on both sides. Outside light.

ENTRANCE HALL

Large welcoming entrance with solid wood flooring. Stair case to first floor with moulded hand rail. Under stair storage cupboard. Electric meter cupboard. Single radiator.

GROUND FLOOR WC

White suite comprising low flush WC and pedestal wash hand basin with chrome "Victorian" style hot and cold taps. Solid wood flooring. Single radiator.

FAMILY LOUNGE

16'7" x 12'8" (5.077 x 3.881)

Feature fireplace with slate hearth, cast iron inset and ornate cast iron surround. Solid wood flooring. Double radiator and single radiator.

DINING ROOM

11'4" x 10'9" (3.478 x 3.301)

Wood laminate flooring. Double glazed glass panel doors to rear. Single radiator.

KITCHEN

16'0" x 10'4" (4.890 x 3.158)

Fully fitted range of high and low level white "Shaker" style kitchen units with contrasting worktops and complimentary splash back tiling. Space for cooker with over head pyramid style stainless steel extractor fan and stainless steel splash back. One quarter bowl stainless steel sink unit with chrome mixer tap. Fully tiled floor. Single radiator.

UTILITY ROOM

10'4" x 6'1" (3.154 x 1.858)

Range of high and low level "Shaker" style kitchen units with contrasting work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for fridge freezer, dish washer and washing machine. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to loft. Single radiator.

MASTER BEDROOM

16'9" x 9'9" (5.127 x 2.993)

Wood laminate floor. Velux window. Two single radiators. Access to loft.

BEDROOM 2

15'0" x 10'5" (4.596 x 3.200)

Wood laminate floor. Single radiator.

BEDROOM 3

12'9" x 10'11" (3.901 x 3.346)

Wood laminate flooring. Single radiator. Dual aspect windows.

BEDROOM 4

9'6" x 8'9" (2.897 x 2.680)

Wood laminate flooring. Single radiator.

BATHROOM

9'4" x 8'2" (2.866 x 2.503)

Four piece suite comprising a panelled bath with "Victorian" style mixer taps and shower attachment. Enclosed shower unit with partially glazed sliding door and fully tiled wall. Pedestal wash hand basin with "Victorian" style hot and cold taps. Low flush WC. Fully tiled floor and partially tiled walls. Low voltage down lights. Extractor fan and single radiator. Hot press with insulated cylinder and shelved storage.

INTEGRATED GARAGE

18'7" x 9'9" (5.684 x 2.977)

Up and over door. Full electrics and access to loft.

OUTSIDE REAR

Generous enclosed rear garden offering excellent privacy. Large raised timber decked patio with balustrading leading to neat lawns. Six foot timber fencing and pedestrian gates to front. 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	62	72
(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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