

61 Knockmoyle Drive, Antrim, BT41 1HE



PRICE Offers Over £229,950

We are delighted to present 61 Knockmoyle Drive, Antrim - a charming detached bungalow that has been recently renovated to an exceptional standard. This property boasts a fresh rewiring, ensuring safety and efficiency throughout. The exceptional finish of this house is sure to impress even the most discerning buyer.

Featuring three well-proportioned bedrooms and a four piece bathroom suite, this house offers ample space for a growing family or those who enjoy having guests over. Additionally, the presence of a garage provides convenient storage space for your vehicles or outdoor equipment.

Located in the picturesque area of Antrim, this property offers not only a beautiful home but also a lovely neighbourhood to be a part of. Don't miss out on the opportunity to own this wonderful home that combines modern upgrades with a cosy feel.

Early viewing is strongly recommended

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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

- Spacious entrance hall with 'Amtico' flooring and large cloaks cupboard
- Livingroom with dual aspect windows, 'Amtico' flooring and feature fireplace Open plan too:
- Kitchen with informal dining
- Full range of Navy Blue 'Shaker' style high and low level kitchen units and additional peninsula with matching units and worktops
- Integrated appliances to include Oven / Hob / Fridge Freezer / Dishwasher
- Conservatory with fully tiled floor and 'French' double doors to the rear
- Three well proportioned bedrooms / Two with integrated storage
- Modern white four piece bathroom suite comprising a panel bath and enclosed wall to wall shower
- Garage with full electrics and plumbed for washing machine and tumble dryer
- Oil-Fired Central heating / PVC double glazed windows & external doors / PVC soffits and Facia boards

ACCOMMODATION

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OUTSIDE FRONT

Pebble dash tarmac drive with space for up to four cars. Neat lawn and paved patio leading to front door. Outside light.

ENTRANCE HALL

PVC double glazed door with side light to welcoming entrance. "Amtico" flooring. Double radiator. Large cloaks cupboard with electric meter cupboard and shelved storage.

OPEN PLAN LIVING INTO INFORMAL DINING

31'6" x 13'8" (9.614 x 4.170)

(at max) Open fire with feature cola effect inset. Dual aspect windows to lounge. Two double radiators.

KITCHEN

Full range of navy blue "Shaker" style high and low level kitchen units with contrasting work tops, splash back tiling and copper handles. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include an eye level oven and grill, four ring halogen hob with stainless steel and glass over head extractor fan, dish washer, fridge freezer. Additional peninsula with matching low level kitchen units and work tops plus breakfast bar style seating. Low voltage down lights. "Amtico" flooring. One double radiator.

CONSERVATORY

11'11" x 10'10" (3.636 x 3.310)

(at max) Fully tiled floor. Double radiator. "French" double doors to rear.

BEDROOM 1

12'0" x 9'11" (3.672 x 3.044)

Double radiator.

BEDROOM 2

14'5" x 8'5" (4.401 x 2.574)

Integrated storage cupboard with clothing rails and shelving. Double radiator.

BEDROOM 3

14'6" x 9'11" (4.428 x 3.029)

Integrated storage cupboard with clothing rails and shelving. Double radiator.

BATHROOM

9'7" x 5'11" (2.944 x 1.807)

(at max) Recently installed four piece suite comprising a panel bath with chrome mixer taps. Wall mounted wash hand basin with "monobloc" chrome mixer tap. Enclosed wall to wall shower with "Triton T80" thermostatic shower and partially glazed folding door. Low flush push button WC. Low voltage down lights and chrome towel radiator.

GARAGE

18'0" x 12'1" (5.506 x 3.687)

Manually operated roller door. Full electrics and plumbed for washing machine. Chrome towel radiator.

REAR GARDEN

Fully enclosed rear garden with excellent sun orientation and privacy. Neat lawn with mature hedge boards.

Paved patio. Raised mixed stone seating area. Well stocked raised flower bedding. Enclosed Bicycle/bin storage. 6 Ft to 8 Ft timber fencing. Pedestrian gate to either side leading to front. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

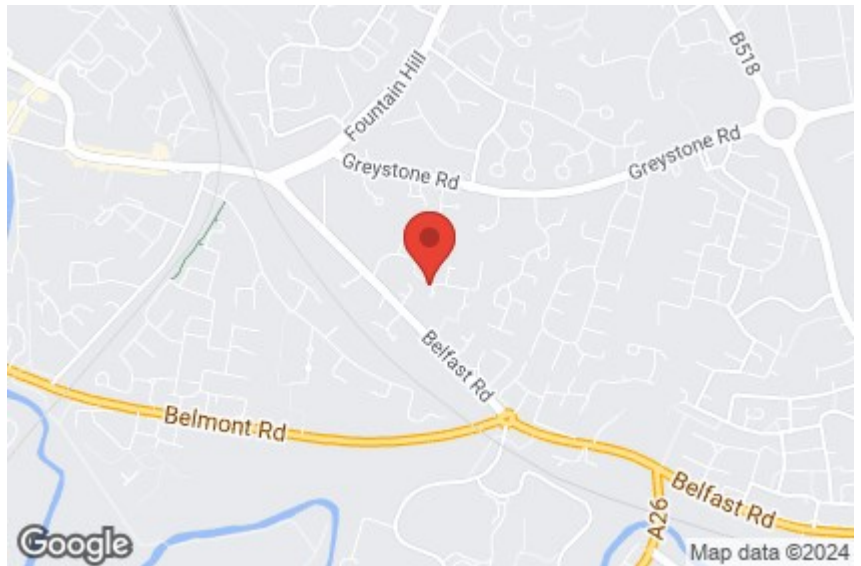
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<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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