

## 4 Willowdale, Antrim, BT41 2BZ



### PRICE Offers Over £109,950

This is an excellent opportunity for First Time Buyer's and Investors alike to purchase a beautifully appointed and fully modernised mid terraced house boasting a cosy reception room, three inviting bedrooms, and a well-appointed shower room, offering the perfect blend of comfort and style.

Step inside and you'll be greeted by the bright and airy living space with dual aspect windows and solid fuel glass fronted fire together with the generous kitchen with informal dining area creating a welcoming ambiance throughout. The heart of the home features white woodgrain effect kitchen units complete with integrated appliances, making meal preparation a breeze. The modern kitchen is further complimented on the first floor with a luxury shower room boasting a fully tiled shower cubicle, push button low flush W/C and a moulded wash hand basin in a vanity unit with storage below. A second toilet has been installed with independent access from the landing and comes complete with an adjoining hand held shower ideal for young toddlers.

With the added benefit of oak effect PVC double glazed windows and external doors, oil-fired central heating and PVC fascia and soffits this superb property also benefits from parking for two vehicles to include a garage and enclosed rear yard.

Whether you're looking to relax in the sun or host a gathering with friends and family, this property provides the ideal setting for all your outdoor activities.

Only on full internal inspection can one begin to appreciate the quality of this superb family home. Early viewing strongly recommended.

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## FEATURES

- Brick built Entrance porch with wood laminate floor through to Entrance hall / Staircase to first floor
- Living room 17'9 x 11'11 with glass fronted solid fuel stove / Solid wood floor
- Kitchen with informal dining area 17'7 x 9'6
- Full range of off white wood grain effect high and low level units / Wood laminate floor
- Integrated oven, hob, fridge, freezer and dishwasher
- First floor landing
- Three well proportioned bedrooms / Two with built-in storage / Bedroom three with full range of red high gloss units and integrated bed
- Luxury shower room with modern white suite to include fully tiled shower cubicle / Separate W/C with wall mounted hand shower adjoining
- Oak effect PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / New white internal doors /
- Garden to front in neat lawn / Enclosed and fully paved yard to rear with off-street parking, raised patio and timber pergola / Attached garage and boiler house

## ACCOMMODATION

Oak effect PVC double glazed entrance door to:

### **BRICK BUILT ENTRANCE PORCH**

**6'3 x 4'2 (1.91m x 1.27m)**

Wood laminate floor through to:

### **ENTRANCE HALL**

Stair case to first floor.

### **LIVING ROOM**

**17'9 x 11'11 (5.41m x 3.63m)**

Glass fronted solid fuel stove with ornate rustic pine surround, slate tiled inset and raised hearth. Solid wood floor. Two single radiators.

### **REAR HALL**

Wood laminate floor. Access to under stair storage. Oak effect PVC double glazed door to rear.

### **KITCHEN INTO INFORMAL DINING**

**17'7 x 9'6 (5.36m x 2.90m)**

Full range of white wood grain effect high and low level units with feature chrome handles and contrasting work surfaces. Single drainer sink unit and mixer taps. Integral four ring halogen hob with feature stainless steel over head extractor fan. Low level combination oven and grill. Integrated fridge / freezer and dishwasher. Wood laminate floor. Single radiator.



## FIRST FLOOR LANDING

Double radiator. Hot press with copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

11'8 x 7'8 (3.56m x 2.34m)

Wood laminate floor. Door to built-in storage. Single radiator.

## BEDROOM 2

12'1 x 9'6 (3.68m x 2.90m)

Wood laminate floor. Door to built-in storage cupboard. Single radiator.

## BEDROOM 3

9'1 x 8'0 (2.77m x 2.44m)

Full range of integrated bedroom furniture in high gloss red comprising built-in bed with padding on two sides, pull out drawers below and over-head lockers. Matching double doors to built-in wardrobe. Wood laminate floor. Single radiator.

## SHOWER ROOM

6'1 x 5'10 (1.85m x 1.78m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with monobloc mixer taps and storage below. Feature tiled splash back. Fully tiled corner quadrant shower cubicle with "Triton T80" electric shower unit and sliding cubicle doors. Fully tiled walls and floor. Extractor fan. Polished chrome heated towel rail.

## SECONDARY W/C

Modern white push button low flush W/C with adjoining flexible shower hose. Modern wash hand basin in vanity with "monobloc" mixer taps and storage below. Fully tiled floor and half tiled walls.

## OUTSIDE

Twin brick entrance pillars with wrought iron gate and matching railing to:

Fully enclosed front garden in neat lawn with paved pathway.

Double timber vehicular gates to fully enclosed and paved off street parking to rear for 1 car. Curved patio area. Outside double socket and tap. PVC tank. 7Ft. timber fencing and stone display.

## UTILITY SHED

10'3 x 6'1 (3.12m x 1.85m)

Oil fired boiler. Fully tiled floor. Open arch way to:

## ATTACHED GARAGE

17'11 x 9'2 (5.46m x 2.79m)

Up and over door. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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

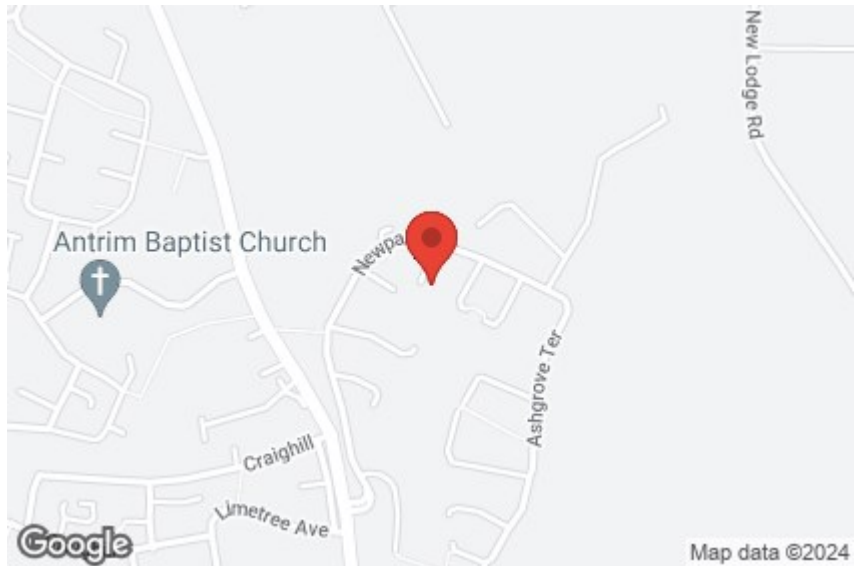






### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	<b>61</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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