

## 40 Fountain Street, Antrim, BT41 4BG



### PRICE Offers Over £164,950

Nestled in the historic conservation of Fountain Street in Antrim, this delightful three-bedroom mid-terraced house is a true gem waiting to be discovered. Boasting over 1230Sq.Ft. of living space, this property offers ample room for comfortable living.

As you step inside, you are greeted by two generously sized reception rooms, perfect for entertaining guests or simply unwinding after a long day. The extended kitchen with informal dining area provides a wonderful space to remodel as the hub of the home and connect with the large south facing garden area to the rear.

This house is not only cozy but also practical, featuring PVC double glazed windows and external doors, as well as oil-fired central heating to keep you warm during the colder months.

One of the standout features of this property is the extensive garden, patio, and yard area to the rear. Imagine enjoying a morning cup of tea in the peaceful garden or hosting summer barbecues with friends and family.

With off-street parking for four plus cars, you'll never have to worry about finding a space for your vehicles. Additionally, the double detached garage and attached drive-through garage offer plenty of storage space for all your belongings, making this home as functional as it is charming.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Fountain Street.

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## FEATURES

- Entrance hall with staircase to first floor
- Lounge 16'9 x 11'8 with dual aspect windows / Open fire with brick surround and raised TV plinth
- Dining room 16'7 x 8'1 with wood laminate floor / Glazed door to;
- Extended kitchen with informal dining 12'3 x 12'1 / Full range of high and low level units / Integrated double oven and hob
- First floor landing and inner hall
- Three large double bedrooms / Master with built-in wardrobes
- Bathroom with white suite to include panel bath with shower attachment
- PVC double glazed windows and external doors / Oil-fired central heating / Recently replaced pitched roof covering
- Vehicular and pedestrian access to the front with main access to the rear via a right of way to concrete parking and double detached garage
- Excellent opportunity for those wishing to live in the town but who require plenty of outdoor space

## ACCOMMODATION

PVC two tone entrance door to;

### ENTRANCE HALL

Staircase to first floor with moulded handrail.

### LOUNGE

**16'9 x 11'8 (5.11m x 3.56m)**

Open fire with brick surround, tiled hearth and raised TV plinth and video nook. Twin wall light points. Dual aspect windows. Access to under stair storage. Glazed door to;

### DINING

**16'7 x 8'1 (5.05m x 2.46m)**

Wood laminate floor. Door to entrance hall and glazed door to;

### KITCHEN WITH INFORMAL DINING

**12'3 x 12'1 (3.73m x 3.68m)**

Full range of basic high and low level units with contrasting worksurfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob and mid level double oven. Space for fridge freezer. Fully tiled floor. Low voltage downlights. Double radiator. PVC double glazed door to rear.

### FIRST FLOOR LANDING

Window to rear.

### BEDROOM 1

**18'7 x 11'3 (5.66m x 3.43m)**

Dual aspect windows. Full range of built-in wardrobes. Overstair wardrobe. Hotpress with copper cylinder and immersion heater. Double radiator.

## INNER LANDING

Window to rear. Double radiator.

## BEDROOM 2

14'4 x 9'5 (4.37m x 2.87m)

Double radiator.

## BEDROOM 3

12'10 x 11'10 (3.91m x 3.61m)

Double radiator.

## BATHROOM

9'0 x 5'5 (2.74m x 1.65m)

White suite comprising panel bath with mixer taps and shower attachment. Glazed shower screen. Push button low flush W/C and pedestal wash hand basin. Fully tiled walls with decorative border. Polished chrome heated towel rail.

## OUTSIDE

Access from the street through pedestrian doorway to shared pedestrian access.

Up and over garage door to;

## ATTACHED DRIVE THROUGH GARAGE

20'1 x 7' (6.12m x 2.13m)

Open to rear providing access to extensive rear garden and yard area comprising neat lawn, paved patio with pergola over.

Galvanised pre-fabricated oil fired boiler house and PVC tank.

Storeroom with outside W/C.

Vehicular right of way via Nursing Home to rear through steel framed, timber clad gate providing vehicular access to concrete parking for four plus cars. Access to;

## DETACHED DOUBLE GARAGE

Twin up and over doors.

## ADJOINING STORE

## 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>		
(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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