

## 12 Belmont Hall Park, Belmont Hall, Antrim, BT41 1FD



### PRICE Offers Over £155,000

We are delighted to present an exceptionally rare opportunity to purchase this recently constructed and highly upgraded ground floor apartment in the much sought after Belmont Hall development on the outskirts of Antrim town and close to all local amenities and transport facilities.

Finished to an exceptional standard throughout this beautiful property is complimented with a large shaker style kitchen including island with additional worktop space and storage and with a full compliment of integrated appliances to include a four ring gas hob, oven and grill, fridge freezer, microwave, dishwasher and washer/dryer.

In addition to the stunning kitchen a highly upgraded wet room style shower room suitable to those in need of easy access has been installed with stunning tiles to the walls and floors and a large wet room style 'Premiertech' shower with 'Rainfall' shower head.

Suitable to first time buyers, downsizers and young professionals alike.

Early viewing is strongly recommended.

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Glengormley  
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BT36 5EU  
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## FEATURES

- Composite front door to entrance hall
- Inner hall with access to storage cupboard
- Kitchen with informal dining area
- Full range of light oak woodgrain effect "Shaker" style high and low level units with added island offering exceptional storage and worktop space
- Integrated gas hob, low level combination oven and grill, dishwasher, washer / dryer, microwave, fridge and freezer
- Open to generous Living dining and feature bay window
- Two well proportioned bedrooms
- Recently installed and easy access luxury shower room to include large wet room style shower
- PVC double glazed windows / Gas fired central heating / Direct to the home Fibre Optic Broadband / High energy performance rating 'B'
- Excellent opportunity for first time buyers, downsizers and small families alike

## ACCOMMODATION

Composite entrance door with double glazed inset to:

### ENTRANCE FOYER

Low voltage downlights. Single radiator.

### INNER HALLWAY

Storage cupboard with lighting and broadband points. Single radiator. Bevelled door with side lights to:

### OPEN PLAN KITCHEN/LIVING/DINING

**33'1" x 11'8" (10.10 x 3.57)**

### KITCHEN

Fully fitted range of light grey "shaker" style high and low level kitchen units with complimentary work tops and splash back boarding. One and a quarter bowl composite sink unit with chrome mixer tap. Integrated appliances to include a four ring mains gas hob with glass splash back and part glazed part stainless steel over head extractor fan, low level combination oven/grill, dish washer, fridge freezer, microwave and washing machine. Combi gas boiler. Recently installed kitchen island with blue low level "Shaker" style kitchen units, integrated bin storage and contrasting work tops. Feature bay window. "Karndean" flooring. Double radiator.

### DINING AREA

"Karndean" flooring. Low voltage down lights.

### LIVING AREA

"Karndean" flooring. Low voltage down lights. Double radiator.

**BEDROOM 1**

12'10" x 10'11" (3.92 x 3.35)

Double radiator.

**BEDROOM 2**

12'10" x 10'7" (3.92 x 3.25)

Double radiator.

**SHOWER ROOM**

8'11" x 6'10" (2.72 x 2.10)

recently upgraded shower room comprising a walk in wet room style. Premier tech shower with dual outlet to include "Rainfall" shower head. Low flush push button WC. Wall mounted wash hand basin with "monobloc" mixer tap. Fully tiled walls and floors to include "Epoque Black" kings 60 x 20 to walls and "Kings Grey" Non slip 45 x 45 to floor. Extractor fan. Chrome towel radiator.

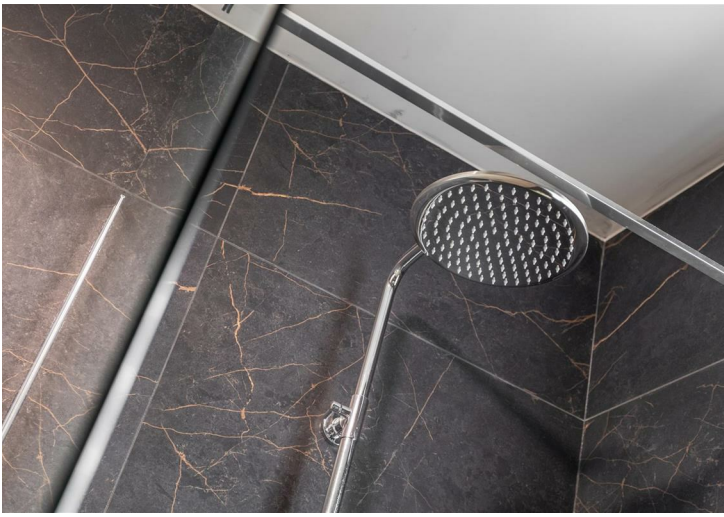
**OUTSIDE**

Dedicated tarmac parking for one car plus communal, tarmac, visitor parking.

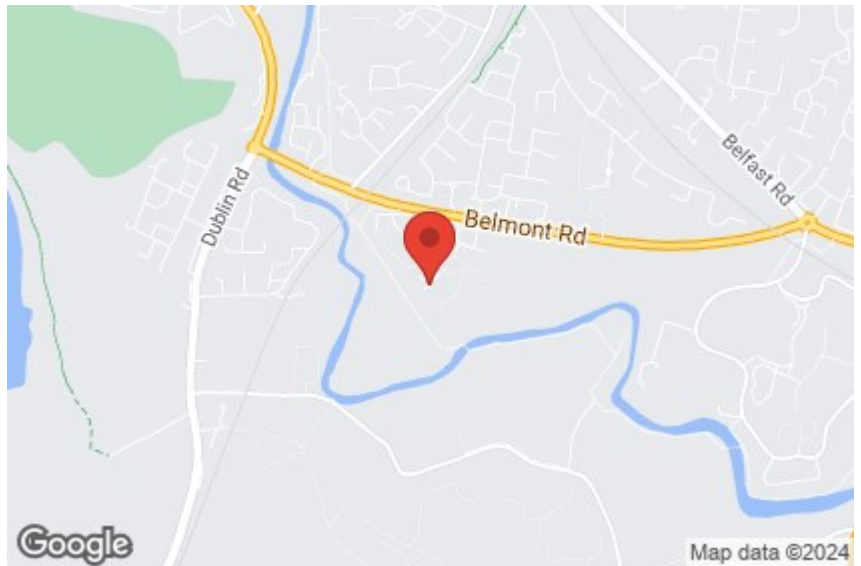
**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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