

14 Moyadam Park, Parkgate BT39 0DZ



- Extended Mid Townhouse
- 2 Bedrooms
- 2 Receptions
- Modern Fitted Kitchen
- PVC Double Glazed Windows And Fascias
- Single Storey Extension To Rear
- Private Driveway To Front
- Private Enclosed Garden To Rear
- Excellent First Time Buy
- Deluxe Modern Bathroom Suite

PRICE Offers Over £104,950

Positioned within a quiet cul de sac, centrally situated in Parkgate Village just off the Connor Road. This extended 2 bedroom mid townhouse is a perfect opportunity for a first time buyer to purchase a well presented property at a realistic price. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC front door into:-

ENTRANCE HALL

Feature half panelled walls.

LOUNGE 12'3" x 13'3"

Attractive feature tiled fireplace with tiled hearth. Oak effect laminate plank flooring.



DINING ROOM 10'9" x 7'3"

Mid oak effect laminate plank flooring. Understairs storage cupboard. Shelved hot press. Open plan into:-

MODERN FITTED KITCHEN 10'6" x 8'7"

Equipped with a range of high and low level fitted units with wood effect worktop. Single drainer sink unit with swan neck mixer tap. Space for a freestanding cooker. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls in metro brick finish. Tiled floor.



REAR HALL

Tiled floor. Storage cupboard. PVC double glazed door to garden.

FIRST FLOOR

BEDROOM 1 13'3" x 9'4"

Walk in wardrobe.

BEDROOM 2 9'8" x 9'9"

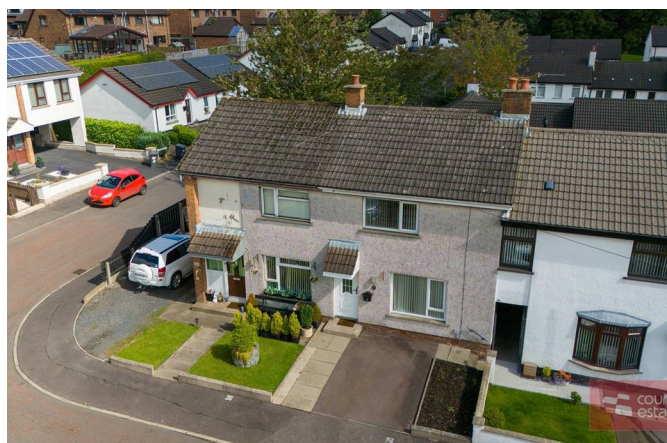



MODERN SHOWER ROOM

Comprising quarter rounded shower enclosure with electric shower unit, pedestal wash hand basin with monobloc tap and button flush w.c. Wood effect tiled floor. Tiled effect PVC panelled walls.

OUTSIDE

Private driveway to front for off street parking.
Low maintenance enclosed garden to rear screened by perimeter fence.
Raised decked area. Outside store with oil fired boiler.



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	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



The Mortgage Shop
 You Talk. We Listen.
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 Fiona.hannah@themortgageshop.net

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