

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"

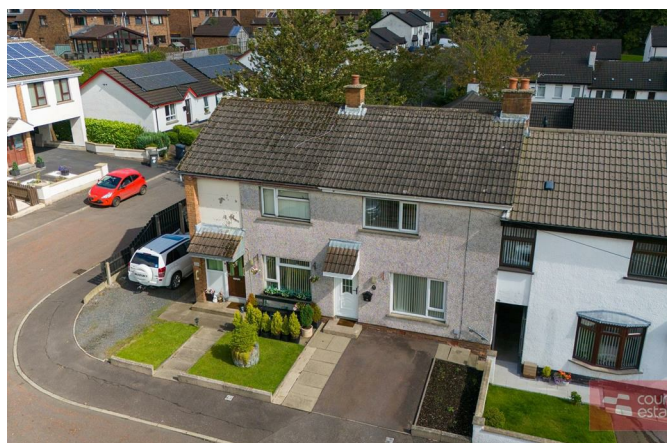



MODERN SHOWER ROOM

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 | 58 | 67 |
| (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.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.