

## 30 Ashgrove, Antrim, BT41 2BL



### PRICE Offers Over £104,950

Welcome to this deceptively spacious three bedroom mid-terrace house located in the sought after Newpark estate on the outskirts of Antrim town yet close to most local amenities and transport facilities.

Boasting a spacious entrance hall with a convenient ground floor W/C and a large utility store, this property is perfect for those in need of generous storage for all of life's necessities.

As you step inside, you'll be greeted by a cosy living room, ideal for relaxing with family and friends. The kitchen features a full range of mid oak high and low-level units, along with an integrated oven and hob, making it a delightful space for cooking and informal dining.

This lovely home offers three well-proportioned bedrooms, two of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows and external doors ensure plenty of natural light flows through the house, creating a warm and inviting atmosphere.

With oil-fired central heating, PVC fascia and soffits, and asphalt off-street parking for one vehicle, this property combines comfort and convenience seamlessly.

Don't miss the opportunity to make this house your home sweet home in the heart of Ashgrove.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor with feature wrought iron balustrading
- Access to understair storage / Ground floor W/C
- Rear porch with PVC double glazed door and sidelight to rear / Access to Utility Store 9'4 x 5'2
- Living room 13'9 x 11'7
- Kitchen with informal dining / Full range of mid oak high and low level units / Integrated oven and hob
- First floor landing with hotpress
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite to include panelled bath / Plumbed and wired for electric shower
- Mahogany effect PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Asphalt off-street parking to rear / Garden to front in lawn

## ACCOMMODATION

Mahogany effect PVC double glazed entrance door and side lights to:

### ENTRANCE HALL

Wood laminate floor. Stair case to first floor with moulded hand rail and feature wrought iron "barley twist" balustrading. Low voltage down lights. Access to under stair storage. Single radiator.

### GROUND FLOOR W/C

White low flush W/C. Wood laminate floor. Half wood strip walls.

### REAR PORCH

7'9 x 5' (2.36m x 1.52m)

Fully tiled floor. Mahogany effect PVC double glazed door and side lights to rear. Part glazed door to entrance hall. Door to:

### UTILITY STORE

9'4 x 5'2 (2.84m x 1.57m)

Plumbed for washing machine. Single radiator.

### LIVING ROOM

13'9 x 11'7 (4.19m x 3.53m)

Double radiator. Part glazed pine door to entrance hall.

### KITCHEN WITH INFORMAL DINING

11'6 x 9'10 (3.51m x 3.00m)

Full range of mid oak high and low level units with glazed displays, open shelving and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with pull-out over head extractor. Low level combination oven and grill. Space for fridge freezer and dish washer. Part tiled walls to work surfaces. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Louvered door to hot press with copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

10'11 x 9'8 (3.33m x 2.95m)

Door to built-in storage. Double radiator.

## BEDROOM 2

11'9 x 9' (3.58m x 2.74m)

Door to built-in storage. Single radiator.

## BEDROOM 3

8'11 x 8'9 (2.72m x 2.67m)

(max) Single radiator.

## BATHROOM

7' x 5'8 (2.13m x 1.73m)

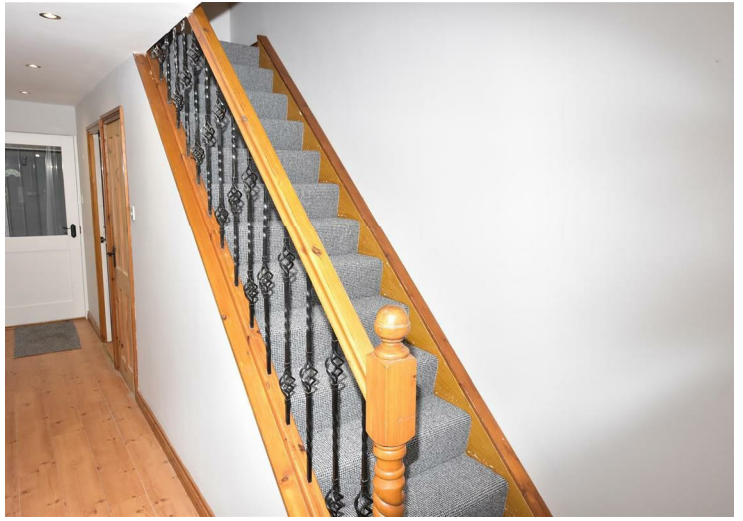
White suite comprising low flush W/C and pedestal wash hand basin. Paneled bath plumbed and wired for electric shower unit. Part tiled walls. Single radiator.

## OUTSIDE

Low level timber fencing and pedestrian gate to front garden in lawn with paved pathway. Vehicular access to rear with asphalt off street parking for 1 car. Paved patio area. Prefabricated oil fired boiler house. PVC tank.

## 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>		53	59
(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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