

## 1 Niblock Oaks, Antrim, BT41 2DJ



### PRICE Offers Over £109,950

Welcome to this charming ground floor apartment located in the picturesque Niblock Oaks, Antrim. This delightful property offers a perfect blend of town convenience and rural tranquillity, making it an ideal retreat for those seeking a peaceful lifestyle.

Upon entering, you are greeted by a cosy living room featuring a stylish wood laminate floor and an efficient electric wall mounted radiator, creating a warm and inviting atmosphere for relaxing or entertaining guests. The two well-appointed bedrooms, including a master bedroom with an ensuite shower room, provide ample space for comfortable living.

The kitchen with informal dining is surprisingly spacious and bathed with natural light due to the PVC double glazed French doors while boasting a full range of beech effect "Shaker" style high and low level units, along with integrated appliances, making meal preparation a breeze.

Whether you are a first-time buyer, a busy professional, or someone looking to downsize, this property offers an excellent opportunity to own a home that perfectly balances modern convenience with rural charm. Don't miss out on the chance to make this lovely apartment your own and enjoy the peaceful surroundings of Niblock Oaks.

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## FEATURES

- Communal entrance hall with fully tiled floor
- Private entrance hall with wood laminate floor / Storage cupboard
- Living room 15'4 x 13'6 (into bay) with feature wall mounted electric fire
- Kitchen with informal dining area / PVC double glazed French doors to side
- Full range of beech effect "Shaker" style high and low level units
- Integrated oven, hob and fridge freezer
- Two well proportioned bedrooms / Master with ensuite shower room
- Main bathroom with modern white suite to include shower bath with curved glazed screen
- PVC double glazed windows and French doors / Gas fired central heating
- Excellent opportunity for First Time Buyer's, young professionals and downsizer's

## ACCOMMODATION

Hardwood entrance door with glazed portlight and sidelights to;

### COMMUNAL ENTRANCE HALL

Fully tiled floor. Tiled staircase to first floor with wrought iron railings. Access to;

### PRIVATE ENTRANCE HALL

Wood laminate flooring. Storage cupboard with shelving. Single radiator.

### KITCHEN INTO INFORMAL DINING

**13'7" x 13'2" (4.146 x 4.024 )**

(max) Full range of high and low level Beech effect "Shaker" style units with short chrome handles and contrasting work surfaces. Complimentary splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid over head extractor fan. Low level combination oven/grill. Fridge freezer. Space for tumble dryer and plumbed for washing machine. Combi-gas boiler. Double radiator. PVC double glazed "French" doors to side.

### LIVING ROOM

**15'4" x 13'6" (4.692 x 4.129 )**

(max) Into bay window. Feature wall mounted electric fire. Wood laminate flooring. Double radiator.

## BEDROOM 1

13'5" x 9'9" (4.108 x 2.981)

Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with chrome mixer tap and tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and glazed sliding doors. Extractor fan. Single radiator.

## BEDROOM 2

9'6" x 8'6" (2.899 x 2.612)

Single radiator.

## BATHROOM

8'6" x 7'6" (2.612 x 2.309)

Modern white suite comprising shower bath with curved glass screen, "monobloc" chrome mixer tap and mains shower over. Pedestal wash hand basin with "monobloc" mixer tap. Tiled walls to shower area and tiled splash back to bath. Push button low flush W/C. Extractor fan. Double radiator.

## OUTSIDE

Communal parking to front. Communal gardens to front, side and rear in neat lawn with tarmac pathway to front and side.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

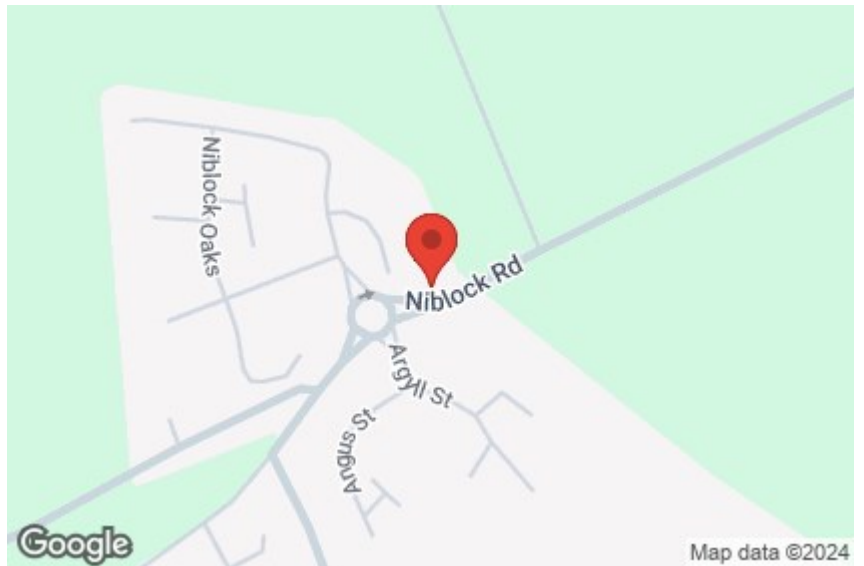
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</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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