

## 16 Avon Court, Antrim, BT41 4PJ



### PRICE Offers Over £164,950

This is a superb opportunity to purchase a well presented three bed semi-detached house with garage occupying an elevated site within one of the most sought after residential developments in Antrim town close to the town centre, all local amenities and transport facilities. The property benefits from PVC double glazed windows and French doors together with composite, triple glazed entrance door, oil-fired central heating, full range of resprayed high and low level units to include integrated oven, hob and dishwasher. With three well proportioned bedrooms to the first floor and a recently installed modern bathroom suite to include double ended bath with electric shower over making this an excellent family home for those looking for something close to the town centre.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

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



## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with "Inglenook" style opening and free-standing stove / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of resprayed high and low level units / Integrated oven, hob and dishwasher
- First floor landing
- Three well proportioned bedrooms
- Bathroom with modern white suite to include double ended bath with thermostatic shower over
- PVC double glazed windows and French doors / Triple glazed composite door to front / Oil-fired central heating
- Pavier brick drive with parking for up to four cars / Extended tarmac parking / Access to detached garage
- Gardens to front and side in neat lawn / Enclosed and fully paved yard area to rear

## ACCOMMODATION

Composite triple glazed entrance door and sidelights to:-

### ENTRANCE HALL

Wood laminate floor laid in herringbone pattern. Under stairs storage. Staircase to first floor with moulded handrail and turned balustrading. Single radiator.

### LIVING ROOM

**14'7 x 10'9 (4.45m x 3.28m )**

Open "Inglenook" style fireplace with reclaimed pitch pine mantle, polished granite hearth and glass fronted freestanding multi solid-fuel stove. Wood laminate floor in herringbone pattern. Corniced ceiling. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**17 x 9'4 (5.18m x 2.84m)**

Full range of solid wood re-sprayed high and low level units in light grey with short chrome handles and contrasting bleached oak effect work surfaces. Single drainer ceramic sink unit with mixer taps. Integrated halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated dishwasher. Space for fridge freezer. "Welsh" style dresser with glazed display cabinets, open shelving and plate rack. White "Metro" style tiles to worksurfaces. Fully tiled floor. PVC double glazed French doors to rear. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

12'3 x 9'3 (3.73m x 2.82m)

Three quarter panelled feature wall. Single radiator.

## BEDROOM 2

11'10 x 7'11 (3.61m x 2.41m)

Single radiator.

## BEDROOM 3

8'10 x 8 (2.69m x 2.44m)

Wood laminate floor. Single radiator.

## BATHROOM

Modern white suite comprising double ended panel bath with off-set mixer taps and "Mira Sport" electric shower over. Glazed screen. Push button low flush W/C and wall mounted vanity with moulded wash hand basin, storage drawers below and feature mixer taps. PVC tiled effect panelled walls. PVC ceiling with low voltage downlights. "Victorian" patterned wood laminate floor. Extractor fan. Graphite coloured heated towel rail.

## OUTSIDE

Garden to front and side in neat lawn. Pavier brick drive to side with parking for 4 cars. Access to:-

## DETACHED GARAGE

21'1 x 11 (6.43m x 3.35m)

Up and over door. Oil-fired boiler. Power and light. Range of high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Partially concealed low flush W/C. PVC Service door to side. PVC double glazed window. Tap.

Fully enclosed and paved yard to rear with wrought iron pedestrian gate to side. Low level walling with raised low maintenance planted area. PVC tank. Timber fencing. Outside light.

## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>42</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	



**Mortgage IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

**IQ**  
 WE KNOW WHAT IT TAKES

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.

**PRS** Property Redress Scheme