

info@country-estates.com

www.country-estates.com

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 freestanding 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.









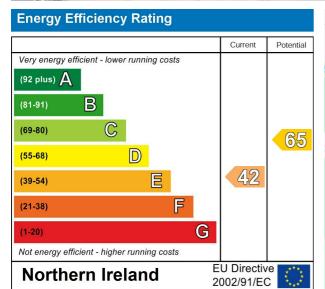














Property

Redress



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