

4 Moss Drive, Antrim, County Antrim, BT41 1PY



PRICE Offers Over £124,950

This is an incredibly rare opportunity to purchase a well extended mid terraced house in the ever popular Glenburn area, occupying an elevated position with superb views towards open countryside and open aspect to the front over a well maintained green. Substantially extended to the rear to provide a generous and modern kitchen with informal dining area complete with full range of beech effect high and low level units and integrated oven, hob, fridge and freezer this property also benefits from the re-purpose of the former kitchen area to create either a second reception room or potential for a fourth bedroom. With an exceptionally high standard of finish both inside and out to include for feature recessed television display in the living room and substantially upgraded electrical installation, this property can only be fully appreciated following full internal inspection.

Early viewing strongly recommended.

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FEATURES

- Entrance porch with 15 pane glazed door to Entrance Hall / Staircase to First Floor
- Living room 15'8 x 12'3 with feature recessed TV display and imitation fire surround / Wood laminate floor / 15 pane glazed door to;
- Inner hall with wood laminate floor / Access to understair storage / 15 glazed French doors to;
- Living Room / Bedroom 4 (former kitchen)
- Kitchen extension with informal dining area 23' x 10' / Full range of beech effect high and low level units / Integrated oven, hob, fridge and freezer
- First floor landing / Former hotpress with shelving
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with modern white suite to include panel bath with electric shower over
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Open aspect to front with superb views / Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Oak effect PVC double glazed and leaded glass entrance door and side lights to:

ENTRANCE PORCH

6'9 x 5'4 (2.06m x 1.63m)

Double doors to meter cupboard. Low voltage down lights. 15 pane glazed door to:

ENTRANCE HALL

Stair case to first floor. Wall light point. Single radiator.

LIVING ROOM

15'8 x 12'3 (4.78m x 3.73m)

Main chimney breast removed and replaced with recessed back lit TV mount and imitation fire surround. Wood laminate floor. Twin wall light points. Low voltage down lights. Double radiator. 15 pane glazed door to:

INNER HALL

9' x 6'7 (2.74m x 2.01m)

(max) Wood laminate floor. Under stair storage. 15 pane glazed French doors to:

LIVING ROOM / BEDROOM 4

12'2 x 8'10 (3.71m x 2.69m)

(Former kitchen prior to extension) Double radiator.

KITCHEN WITH INFORMAL DINING

23' x 10' (7.01m x 3.05m)

Full range of Beech effect high and low level units with short chrome handles and open display shelving. Glazed display cabinets with glass shelving and inset lighting. Contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with feature stainless steel extractor over. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine and dish washer. Under unit lighting. Part tiled walls to work surfaces. Low voltage down lights. Fully tiled floor. Two single radiators. Oak effect PVC double glazed door to rear.

FIRST FLOOR LANDING

Twin wall light points. Former hot press now with shelving. Access to loft.

BEDROOM 1

10'6 x 9'8 (3.20m x 2.95m)

Double doors to built-in wardrobe. Wall mounted TV point. Excellent views. Single radiator.

BEDROOM 2

12'5 x 8'10 (3.78m x 2.69m)

plus built-in wardrobe with sliding mirrored doors. Additional triple wardrobe finished in high gloss cream coloured doors. Wood laminate floor. Single radiator.

BEDROOM 3

9'2 x 7'6 (2.79m x 2.29m)

Wood laminate floor. Excellent views. Single radiator.

BATHROOM

6'5 x 5' (1.96m x 1.52m)

Modern white suite comprising panelled bath with "Triton" electric shower over and folding screen. Push button low flush W/C and pedestal wash hand basin with feature mixer taps. Fully tiled walls with decorative border. Wood laminate floor. Low voltage down lights. Painted wood strip ceiling. Polished chrome heated towel rail.

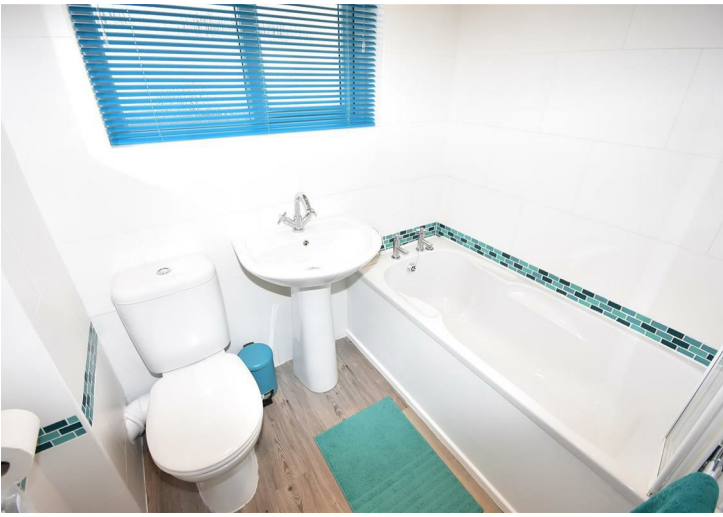
OUTSIDE

Low level wall with decorative pedestrian gate to front garden in neat lawn and well stocked borders, Paved pathway to patio area. Feature timber pedestrian gate to fully enclosed and mostly paved rear yard. Outside tap and 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) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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