

## 17 Belmont Heights, Antrim, BT41 1BD



### PRICE Offers Over £264,950

Welcome to this generously proportioned four-bedroom detached house in the desirable Belmont Heights area of Antrim close to the town centre with easy access to all local amenities. Boasting three reception rooms, together with a spacious kitchen with informal dining, utility room and ground floor W/C this well appointed property offers true family accommodation in one of the most sought after developments in Antrim town.

The house features hardwood double glazed windows and external doors together with oil-fired central heating and although the kitchen and sanitary ware are in good condition some purchasers will probably want to upgrade these elements along with the internal decor which remains very original. Outside, parking will never be an issue with the pavier brick driveway offering off-street parking for up to four cars, in addition to the detached garage.

With a private rear garden which benefits from excellent sun orientation, this property is likely to appeal to a wide range of potential purchasers as it is ideally suited to both growing families and those wishing to downsize to a property closer to the town centre.

Contact us today to arrange a viewing and experience the charm of Belmont Heights living for yourself.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Ground floor W/C
- Lounge 16'8 x 12'8 with open fire and feature wooden surround and over mantle / Dual aspect windows / Glazed French doors to;
- Dining room / Snug with double glazed French doors to rear / Access to Kitchen with informal Dining
- Living room 18'7 x 9'8 with open fire and feature surround
- Kitchen with informal dining area / Full range of antique pine style high and low level units / Integrated fridge and semi-integrated dishwasher
- Utility room with range of linen effect units / Hardwood door to rear with glazed portlight
- First floor landing with access to loft / Four well proportioned bedrooms / One with built-in wardrobe with sliding mirrored doors
- Family bathroom with cream coloured "Victorian" style suite to include panel bath and separate shower cubicle
- Hardwood double glazed windows and external doors / Oil-fired central heating / Hardwood four panel internal doors
- Pavier brick drive to front and side / Off-street parking for four cars / Detached garage / Enclosed gardens to rear with excellent sun orientation

## ACCOMMODATION

Hard wood entrance door with gold leaded glass inset to;

### ENTRANCE HALL

Stair case to first floor with moulded mahogany hand rail and turned balustrade. Ornate ceiling cornice and centre rose. Wood laminate floor. Double radiator. Open arch way to cloaks area with concealed meter box. Door to under stair storage.

### GROUND FLOOR W/C

Coloured suite comprising low flush W/C and moulded wash hand basin. Half wood strip walls. Extractor fan. Wood laminate floor. Single radiator.

### LIVING ROOM

**18'7 x 9'8 (5.66m x 2.95m)**

Open fire with feature wooden surround. Part polished cast iron inset. Tiled hearth. Ornate plastered ceiling and centre rose. Double radiator.

### LOUNGE

**16'8 x 12'8 (5.08m x 3.86m)**

Open fire with electric coal effect inset. Ornate wooden surround and matching over mantle. Dual aspect windows. Ornate corniced ceiling and centre rose. Double and single radiators. 8 pane bevelled glass French doors to:

### DINING ROOM / SNUG

**11'4 x 10'5 (3.45m x 3.18m)**

Gable end window and 8 pane double glazed French doors to rear. Ornate corniced ceiling and centre rose. Single radiator. Door to:

## KITCHEN INTO INFORMAL DINING

15'11 x 10'5 (4.85m x 3.18m)

Full range of antique pine style high and low level units with glazed displays, feature handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with over head extractor canopy. Integrated fridge and semi integrated dish washer. Part tiled walls to work surfaces. Feature arched recess. Fully tiled floor. Single radiator.

## UTILITY

10'5 x 6'1 (3.18m x 1.85m)

Linen effect low level units with contrasting wood effect work surfaces. Single drainer stainless steel sink unit and mixer. Plumbed for washing machine and space for dryer. Space for fridge freezer. Additional counter top double oven and grill. Fully tiled floor. Hard wood door to rear with glazed inset. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Single radiator.

## BEDROOM 1

16'5 x 9'8 (5.00m x 2.95m)

Gable end window. Access to eaves storage. Two single radiators.

## BEDROOM 2

13'8 x 10'7 (4.17m x 3.23m)

Dual aspect windows. Single radiator.

## BEDROOM 3

12'8 x 11' (3.86m x 3.35m)

into built-in wardrobe with sliding mirrored doors. Single radiator.

## BEDROOM 4

9'4 x 8'7 (2.84m x 2.62m)

Single radiator.

## BATHROOM

9'8 x 9'5 (2.95m x 2.87m)

Cream coloured Victorian style suite comprising panelled bath with tiled splash back. Low flush W/C and pedestal wash hand basin. Fully tiled corner shower cubicle with "Aqualisa" thermostatic shower unit. Sliding cubicle doors. Part wood strip ceiling. Hot press with insulated copper cylinder and immersion heater. Shelving. Single radiator.

## OUTSIDE

Pavier brick drive to front with off street parking for 4 plus cars. Gardens to front and side in neat lawn with feature holly bush. Access to:

## DETACHED GARAGE

18'10 x 10'2 (5.74m x 3.10m)

Up and over door. Power and light. Oil fired boiler. Part glazed door and window to side.

Fully enclosed rear garden in neat lawn and well stocked borders. Concealed PVC tank to rear of garage. 7Ft. timber fencing and pedestrian gates to either side. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

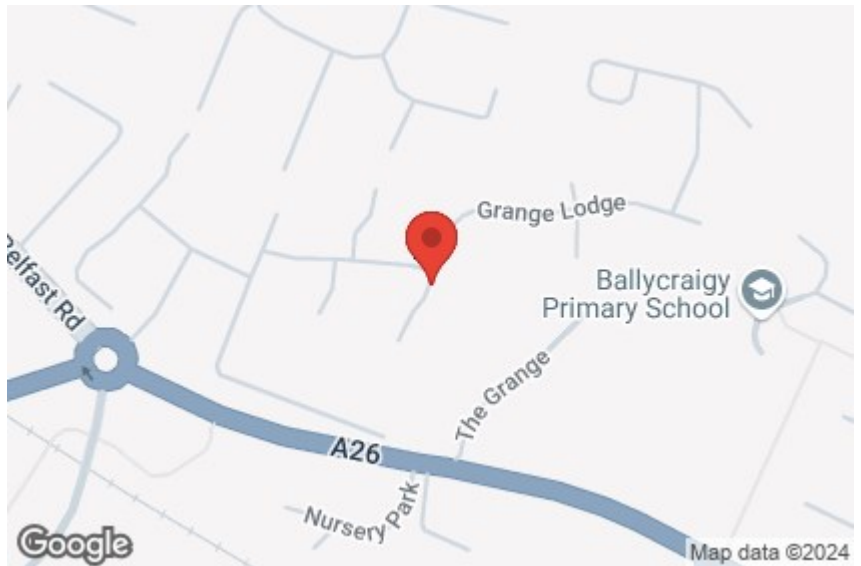
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>52</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	



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