

45 Niblock Oaks, Antrim, BT41 2DJ



PRICE Offers Over £159,950

Welcome to this deceptively spacious four bedroom townhouse located in a sought after residential development on the outskirts of Antrim town. The property boasts a spacious entrance hall with staircase to the first floor and a convenient ground floor W/C. The generous living room is a cozy retreat with an inviting open fire and double doors that lead to the kitchen, complete with an informal dining area and benefiting from maple effect "Shaker" style kitchen units and integrated oven and hob together with a separate utility room for added convenience.

With four well-proportioned bedrooms, including a main bedroom with an ensuite shower room, this property offers ample space for a growing family or those in need of extra room. The PVC double glazed windows and oil-fired central heating ensure comfort and efficiency throughout the year.

Outside, the property features side by side tarmac parking to the front, providing easy access and convenience for residents and visitors alike.

Only on full internal viewing can one begin to appreciate the generosity of space found within this well appointed property.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'4 x 11'6 with open fire and feature surround / Double doors to;
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of maple effect "Shaker" style high and low level units / Integrated oven and hob
- Utility room with range of matching maple effect "Shaker" style low level units / Oil-fired boiler
- First floor landing / Access to loft
- Four well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath and fully tiled shower cubicle with "Triton" electric shower unit
- PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits / White 6 panel internal doors
- Tarmac side by side parking to the front / Access to enclosed garden to rear in lawn and timber decked patio

ACCOMMODATION

Hard wood 4 panel entrance door with double glazed side lights to:

ENTRANCE HALL

Fully tiled floor. Single radiator. Staircase to first floor with moulded handrail and turned balustrade.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner wall mounted wash hand basin with tiled splash back and "monobloc" mixer tap.

LIVING ROOM

15'4 x 11'6 (4.67m x 3.51m)

Open fire with beech wood surround and part part polished cast iron inset. Slate hearth. Wood laminate floor. Double radiator. Double doors to:

KITCHEN WITH DINING ROOM

13'2 x 12'11 (4.01m x 3.94m)

Full range of Maple effect "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Plumbed for washing machine and space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed French doors to rear. Double radiator.

UTILITY ROOM

8'11 x 5'0 (2.72m x 1.52m)

Maple effect "Shaker" style low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Tiled splash back. Plumbed for washing machine and space for dryer. "Warmflow" oil fired boiler. Fully tiled floor. Hardwood double glazed door to rear. Single radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

13'1 x 9'8 (3.99m x 2.95m)
(max) Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer tap and tiled splash back. PVC panelled shower cubicle with "Heatstore" electric shower unit. Pivot and slide door. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 2

12'7 x 9'10 (3.84m x 3.00m)
(max) Double radiator.

BEDROOM 3

12'6 x 7'9 (3.81m x 2.36m)
Double radiator.

BEDROOM 4

8'10 x 6'7 (2.69m x 2.01m)
Single radiator.

BATHROOM

8'11 x 7'6 (2.72m x 2.29m)

Modern white suite comprising panelled bath with feature tiled splash back and chrome antique style mixer taps and telephone hand shower. Push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer taps and storage below. PVC panelled corner quadrant shower cubicle with "Triton Enrich" electric shower unit and sliding cubicle doors. Fully tiled floor and skirting. Extractor fan. Double radiator.

OUTSIDE

Tarmac side by side parking for 2 cars. Tarmac path to front and through entry to fully enclosed garden at rear in lawn and paved patio. PVC oil tank. Timber fencing. Timber decking. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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