

74 Moylena Grove, Antrim, BT41 4JW



Asking Price £85,000

This is an incredibly rare opportunity to purchase a deceptively spacious three bedroom mid terraced house in this sought after former Housing Executive estate close to Antrim town and within easy access of the town centre where all amenities and transport facilities are readily accessible. In need of some repair work to include reinstatement of some ceilings to the first floor this property has been competitively priced to allow for upgrades and is ideally suited to first time buyers and investors alike.

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 porch with mostly tiled floor open to;
- Entrance hall with staircase to first floor
- Living room 12'11 x 12'5 with open fire and rustic pine surround / Wood laminate floor
- Informal dining area with wood laminate floor / Open to;
- Kitchen with full range of beech effect high and low level units / Integrated halogen hob and low level combination oven and grill
- Rear hall with access to ground floor W/C / Generous cloaks cupboard
- First floor landing / Three well proportioned bedrooms / One with double doors to built-in wardrobe
- Bathroom with white suite
- Hardwood double glazed windows / Oil-fired central heating
- Gardens to front and rear with open aspect to both / Communal off-street parking

ACCOMMODATION

Hardwood 6 panel entrance door to:

ENTRANCE PORCH

Mostly tiled floor. Single radiator. Open archway to:

ENTRANCE HALL

Stair case to first floor.

LIVING ROOM

12'11 x 12'5 (3.94m x 3.78m)

Open fire with rustic pine surround, slate tiled inset and hearth. Twin wall light points. Wood laminate floor. Two double radiators. Door to rear hall.

DINING AREA

9'6 x 9'6 (2.90m x 2.90m)

Wood laminate floor. Double radiator. Open to:

KITCHEN

12'10 x 8'2 (3.91m x 2.49m)

Full range of Beech effect high and low level units with contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring halogen hob with pyramid style over head extractor. Low level combination oven and grill. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor.

REAR HALL

Wood laminate floor. Single radiator. Sliding door to cloaks cupboard. Hard wood single glazed door to covered open fronted porch.

GROUND FLOOR W/C

Wall mounted wash hand basin. Wood strip ceiling. Wood strip walls. Wood laminate floor.

FIRST FLOOR LANDING

Hot press with copper cylinder. Shelving above.

BEDROOM 1

13'2 x 10'0 (4.01m x 3.05m)

into wardrobe recess. Single radiator.

BEDROOM 2

11'6 x 9'9 (3.51m x 2.97m)

Double doors to built-in wardrobe. Single radiator.

BEDROOM 3

9'0 x 7'6 (2.74m x 2.29m)

Single radiator.

BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

White suite comprising panelled bath with antique style mixer taps and telephone hand shower. Low flush W/C and wall mounted wash hand basin. Fully tiled walls. Wood strip ceiling. Solid wood floor. Single radiator.

OUTSIDE

Communal pavier brick parking to front. Open front garden in rough lawn and paved pathway.

Low level pedestrian gate and timber fencing to rear garden. Paved pathway. Three storage cupboards to include boiler house with oil-fired boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

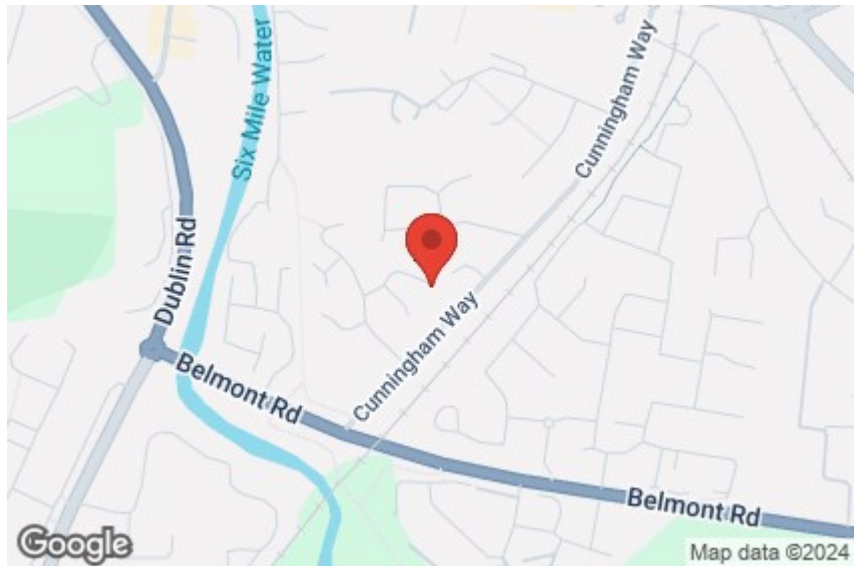
Please note, none of the services or appliances have been tested at this property.





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		63
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	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