

## 34 Corbally Park, Antrim, BT41 1EE



### PRICE Offers Over £104,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented three bedroom mid terraced house occupying a good position in this sought after development within easy access of Antrim town centre. Finished to a good standard throughout, the property benefits from PVC double glazed windows and doors, gas fired central heating and PVC fascia and soffits. Internally, the property boasts a full range of white country style high and low level kitchen units together with an white sanitary ware to the first floor shower room complete with easy access shower area and non-slip floor.

With open aspect to the front and rear, this property is sure to appeal to a wide range of discerning purchasers.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'3 x 13'11 (max) with open fire and painted wooden surround / Wood laminate floor
- Kitchen with informal dining / Full range of white country style high and low level units
- Rear hall with access to understair storage
- First floor landing with former hotpress now used for gas fired boiler
- Three well proportioned bedrooms / All with built-in storage
- Shower room with easy access shower area and push button low flush W/C / PVC panelled walls
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Neat well maintained gardens to front overlooking a small green / Enclosed mostly paved yard to rear with storage shed / Raised timber decking
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Pitched and tiled entrance canopy to front. PVC double glazed entrance door to;

### ENTRANCE HALL

Staircase to first floor with handrail. Wood laminate floor. Single radiator.

### LIVING ROOM

**14'3 x 13'11 (4.34m x 4.24m)**

Open fire with painted wooden surround, marble hearth and matching inset with electric coal effect fire. Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING

**10'10 x 10'3 (3.30m x 3.12m)**

Full range of white country style high and low level units and complimentary worksurfaces. Single drainer sink unit with mixer taps. SPACE FOR COOKER AND FRIDGE FREEZER. STAINLESS STEEL AND GLASS OVERHEAD EXTRACTOR CANOPY. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Single radiator. Door to;

### REAR HALL

Wood laminate floor. Access to understair storage with meter cupboard. PVC double glazed door to rear.

## FIRST FLOOR LANDING

Access to attic. Former Hotpress with copper cylinder removed and wall mounted gas fired boiler installed.

## BEDROOM 1

10'11 x 10'7 (3.33m x 3.23m)

Double doors to built-in wardrobe with overhead lockers. Wood laminate floor. Single radiator.

## BEDROOM 2

12'4 x 8'9 (3.76m x 2.67m)

Double doors to built-in wardrobe with overhead lockers. Wood laminate floor. Single radiator.

## BEDROOM 3

9'5 x 8'6 (2.87m x 2.59m)

(max) Double doors to built-in over stair storage with overhead lockers. Wood laminate floor. Single radiator.

## SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)

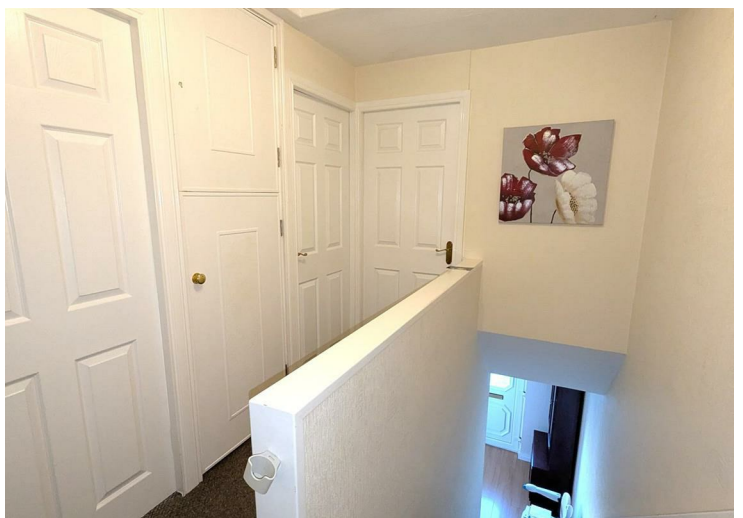
Easy access shower area with low level folding screens. Thermostatic shower unit. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC panelled walls and non slip floor. Polished chrome heated towel rail.

## OUTSIDE

Low level timber fencing with wrought iron pedestrian gate to paved pathway and low maintenance pink stone garden with range of shrubs and young trees. 6Ft. timber pedestrian gate to fully enclosed rear yard with paved pathway and raised timber decking. 6Ft. fencing to rear. Brick built storage shed. Pitched and tiled canopy over rear door. Communal parking.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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                                   |                         |           |
| (55-68) D                                   | 71                      | 73        |
| (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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