

46 Meadowside, Antrim, BT41 4HD



PRICE Offers Over £115,000

This is an excellent opportunity to purchase a well presented three bedroom mid terraced house with spacious rear yard to include off-street parking and patio area and occupying a superb position within this sought after residential location on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities.

Finished to a high standard throughout, the property benefits from a full range of Walnut coloured kitchen units together with integrated oven and gas hob, the property also benefits oil-fired central heating. Only on full internal inspection can one begin to appreciate the opportunities this superb property offers.

Ideally suited to First Time Buyers and Investors alike.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance porch with access to;
- Living room 21' x 10'2 with feature fire surround and bay window
- Kitchen with informal dining / Full range of mid walnut high and low level units / Integrated oven and gas hob
- First floor landing with access to loft
- Three well proportioned bedrooms
- Master with fully tiled shower cubicle
- Fully enclosed rear garden superb privacy and sun orientation
- Timber garage / Brick built boiler house / Brick built storage house
- Fully paved off street parking
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

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Pitched entrance canopy . Mahogany effect double glazed and leaded glass entrance door to:

ENTRANCE HALL

Wood laminate floor. Meter cupboard. Double radiator. Access to under stair storage. Stair case to first floor.

LIVING ROOM

21' x 10'2 (6.40m x 3.10m)

plus bay with padded seats. Hard wood single glazed window. Open fire with feature limestone effect surround and part polished cast iron inset. Polished granite work surfaces. Two double radiators. Twin wall light points. Wood laminate flooring. Dual aspect window.

KITCHEN INTO INFORMAL DINING

11'8 x 10'1 (3.56m x 3.07m)

Full range of mid walnut high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with stainless steel pyramid style over head extractor. Low level combined oven and grill. Plumbed for washing machine. Double radiator. Part tiled walls to work surfaces. Mahogany effect PVC double glazed door to rear. Mahogany effect PVC double glazed.

FIRST FLOOR LANDING

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

BEDROOM 1

12' x 10'2 (3.66m x 3.10m)

Wood laminate floor. Fully tiled shower cubicle with "Redring" electric shower unit. Glazed aluminium door. Wood strip ceiling.

BEDROOM 3

8'11 x 8'6 (2.72m x 2.59m)

plus built in wardrobe. Full range of built in wardrobe with single bed recess and over head lockers. Wood laminate floor. Wood strip ceiling. Double radiator.

BEDROOM 2

12' x 10' (3.66m x 3.05m)

Louvered door to double wardrobe with over head locker. Wood laminate floor. Single radiator.

BATHROOM

7' x 5'10 (2.13m x 1.78m)

White suite comprising panelled bath with chrome antique style mixer taps and telephone hand shower. Low flush WC and pedestal wash hand basin. Fully tiled walls. Single radiator.

OUTSIDE

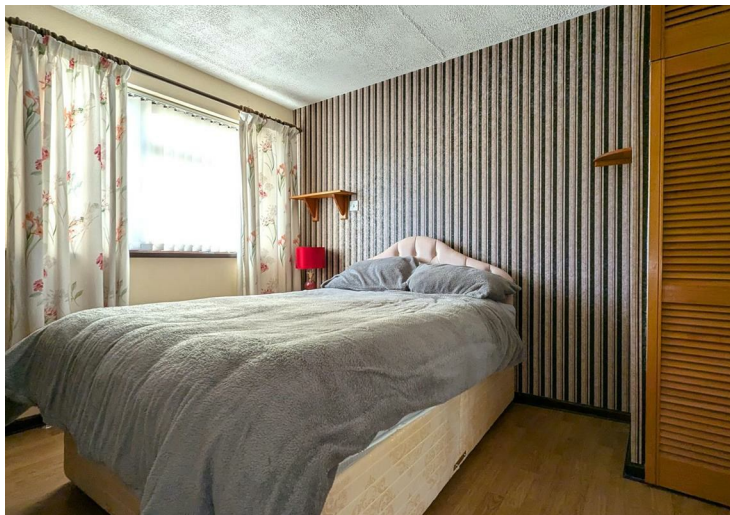
Garden to front in neat lawn and well stocked borders. Paved pathway to front. 6 Ft timber pedestrian gate and separate vehicular access to fully paved off street parking. Paved pathway and patio area.

ACCESS TO TIMBER GARAGE

Brick built store and additional boiler house. Oil fired boiler. Pedestrian gate to side. Outside tap.

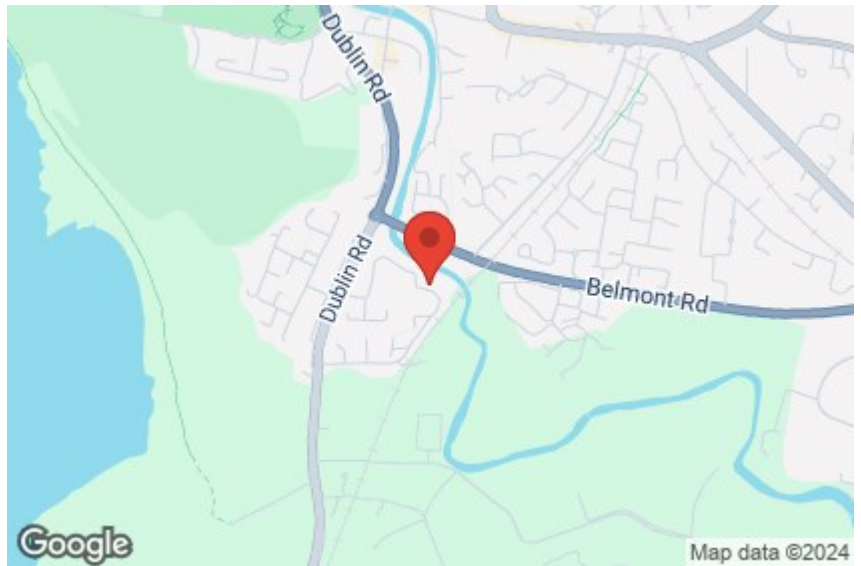
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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			
(55-68) D			
(39-54) E		45	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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