

## 46 Abbeyview, Antrim, BT41 4QA



### PRICE Offers Over £109,950

This is a superb opportunity to purchase a beautifully renovated mid terraced house in this sought after residential area just off the Seven Mile Straight at Muckamore and close to local amenities and transport facilities. Finished to an exceptionally high standard both inside and out, this beautiful property has been completely modernised to include the creation of a spacious open plan living and dining area with feature fireplace and staircase to first floor. In addition to two well proportioned bedrooms, the property also benefits from a fixed staircase to an attic room with double glazed roof light. Only on full internal inspection can one fully appreciate the quality of this superb family home. Early viewing strongly recommended.

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## FEATURES

- Open plan living and dining area with oak open tread staircase to first floor
- Open fire with decorative wooden surround and part polished cast iron inset
- Kitchen with full range of light oak high and low level units
- Integrated oven and grill
- Rear hall with fully tiled floor and PVC double glazed door to rear
- Ground floor bathroom with modern white suite to include panel bath with electric shower over
- Two first floor bedrooms / Master with built-in wardrobes with sliding mirrored doors
- Fixed staircase to attic room with double glazed rooflight
- PVC double glazed windows and external doors / Oil-fired central heating / Positive input ventilation unit / Security alarm system
- Small tegula brick front forecourt / Enclosed yard area to rear with 3No. storage cupboards

## ACCOMMODATION

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Oak effect PVC double glazed entrance door to:-

### OPEN PLAN LIVING / DINING

18'4" x 13'0" (5.59 x 3.96)

Open fire with decorative wooden surround and part polished cast iron inset and slate hearth. Low voltage down lights. Wood laminate floor. Open to understairs. Open tread solid oak staircase to first floor. Meter cupboard. Twin wall light points. 2 No. double radiators. Mostly frosted glass door to:-

### KITCHEN

11'9" x 6'5" (3.58 x 1.96)

Full range of light oak effect high and low level units with short chrome handles and contrasting work surfaces. Single drainer sink unit. Integrated 4 ring halogen hob with overhead circulator fan. Low level combination oven and grill. Plumbed for washing machine and space for fridge freezer. Wine rack. Fully tiled floor. Partially tiled wall to work surface. Low voltage down lights. Composite sink unit with chrome mixer tap.

### REAR HALL

Fully tiled floor. PVC double glazed door to rear. Hot press with copper cylinder, 'Willis' type immersion heater and shelving above.

### BATHROOM

Modern white suite comprising panel bath with "Mira Sport" electric shower unit over and glazed screen. Low flush push button W/C and pedestal wash hand basin with chrome mixer tap. Fully tiled wall with decorative borders. Chrome heated towel rail. Fully tiled floor. Low voltage down lights.

## FIRST FLOOR LANDING

Staircase to second floor.

## BEDROOM 1

11'4" x 9'0" (3.45 x 2.74)

plus built-in wardrobe with sliding mirrored doors. Double radiator.

## BEDROOM 2

8'11" x 8'1" (2.72 x 2.46)

Built in storage unit with shelving and drawers. Single radiator.

## ATTIC ROOM

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

(max) Storage cupboard. Two "Velux" windows.

## OUTSIDE

Decorative wrought iron gates and railing to tegula brick front forecourt and pathway. Fully enclosed yard area to rear with timber pedestrian gate to rear alley. 3 No. storage cupboards to include oil-fired boiler. PVC tank. Outside light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

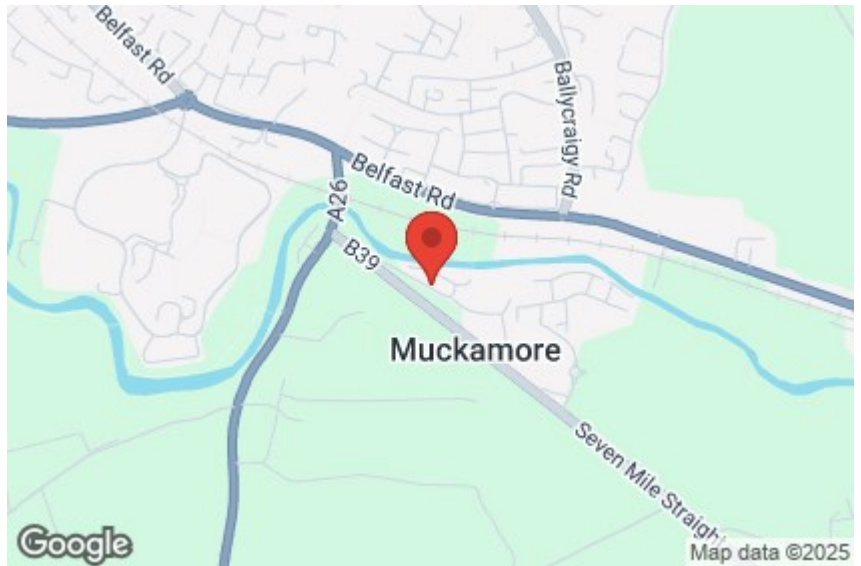
Please note, none of the services or appliances have been tested at this property





### Energy Efficiency Rating

	Current	Potential
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>		59
(39-54) <b>E</b>	35	
(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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