

## 108 Tobergill Gardens, Antrim, BT41 1AR



### PRICE Offers Over £112,000

We are delighted to offer for sale this charming mid-terrace house boasting a cosy reception room, three lovely bedrooms, and a modern bathroom with a sleek white suite. The property features PVC double glazed windows and external doors, ensuring a bright and energy-efficient living space.

With gas fired central heating, you can stay warm and toasty during the colder months. The enlarged bathroom adds a touch of luxury to this delightful home, perfect for unwinding after a long day.

Whether you're a first-time buyer looking for your dream home or an investor seeking a promising opportunity, this property has something for everyone. Don't miss out on the chance to make this house your own in the heart of the ever popular Steeple area close to most local amenities, schools and transport facilities.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor with oak effect risers and inset "bullet" lights
- Living room 14'3 x 14' (max) with wood laminate floor / Part opaque glazed doors to entrance hall and;
- Kitchen with informal dining / Full range of maple effect high and low level units and glazed display cabinets
- Integrated double oven, halogen hob, fridge and freezer
- First floor landing / Former hotpress with gas boiler
- Three well proportioned bedrooms / Master with built in wardrobe with sliding mirrored doors
- Enlarged bathroom with modern white suite to include feature shower / spa bath with body jets
- PVC double glazed windows and external doors / Gas fired central heating
- Garden to front in neat lawn and well stocked borders / Fully enclosed and paved yard area to rear with timber pedestrian gate and double gates
- Excellent opportunity for First Time Buyer's and Investors alike

## ACCOMMODATION

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

### ENTRANCE HALL

Wood laminate floor. Staircase to first floor with exposed oak effect risers and inset "bullet" light. Double radiator. Part opaque glazed door to;

### LIVING ROOM

**14'3 x 14' (4.34m x 4.27m)**

Wood laminate floor. Double radiator. Part opaque glazed door to;

### KITCHEN WITH INFORMAL DINING

**17'4 x 10'6 (5.28m x 3.20m)**

(max) Full range of maple effect high and low level units with glazed display cabinets and open shelving. Contrasting work surface with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel and glass overhead extractor. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine and space for dryer. High level meter cupboard. Access to under stair storage. Polished chrome heated towel rail. PVC double glazed and leaded glass door to rear.

## FIRST FLOOR LANDING

Moulded handrail and turned balustrade. Wall light points to staircase. Access to loft. Former hotpress with gas fired boiler and shelving.

## BEDROOM 1

12'1 x 8'8 (3.68m x 2.64m)

Built-in wardrobe with sliding mirrored doors. High level TV point. Wood laminate floor. Single radiator.

## BEDROOM 2

10'1 x 9' (3.07m x 2.74m)

Wood laminate floor. Single radiator.

## BEDROOM 3

9' x 8'6 (2.74m x 2.59m)

Overstair storage. Wood laminate floor. Single radiator.

## BATHROOM

7'11 x 5'6 (2.41m x 1.68m)

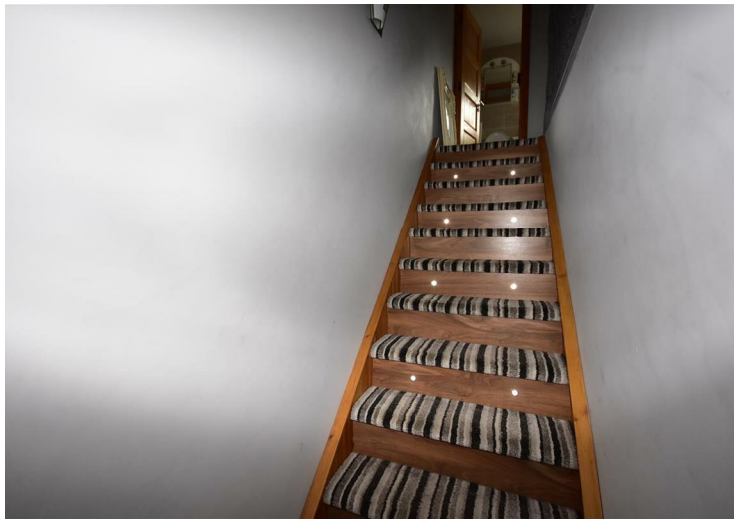
Enlarged bathroom with modern white suite comprising push button low flush W/C, pedestal wash hand basin and feature spa/shower bath with 5 low level jets. Circular shower area with 8 body jets and thermostatic shower unit. Sliding glazed screen. Fully tiled floor and walls. Polished chrome heated towel rail.

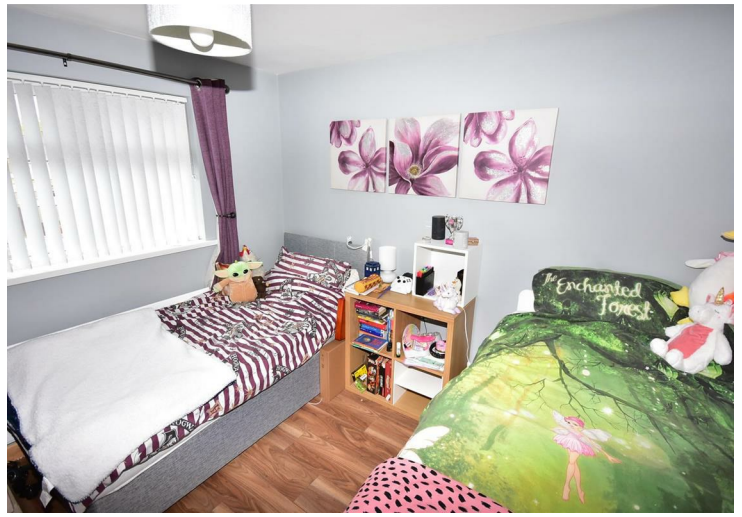
## OUTSIDE

Timber pedestrian gate and low level fencing with paved pathway to front. Garden in neat lawn and pink stone edging. Well stocked in shelving. Fully enclosed and paved yard to rear with timber pedestrian and double gates. Brick built storage. Outside tap, light and electric points. 6 Ft timber fencing.

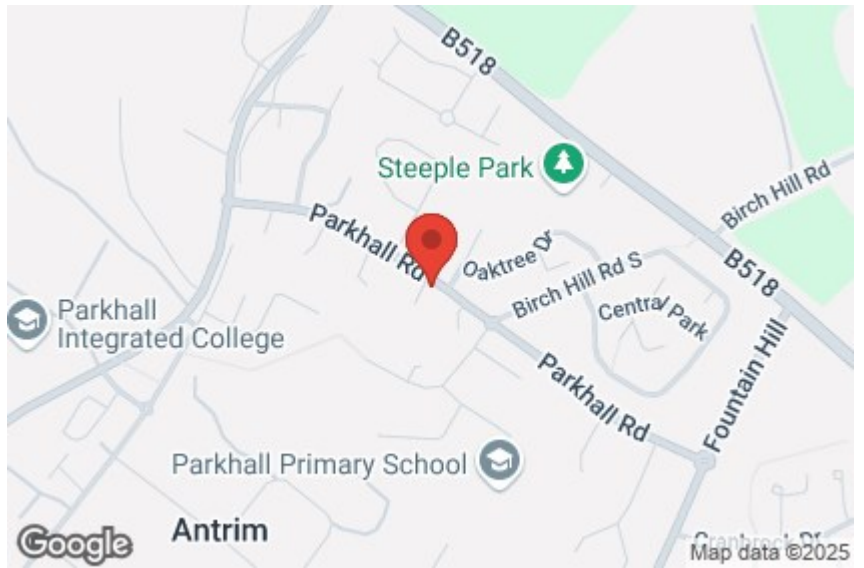
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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>		<b>74</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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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