

143 Parklands, Antrim, County Antrim, BT41 4NJ



PRICE Offers Over £174,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached chalet style house occupying a generous site with superb sun orientation in this sought after residential development just off the main Ballymena Road close to Antrim town centre and all local amenities and transport facilities. The property benefits from a spacious living room with feature fireplace and mostly glazed French doors to the rear dining room. A further set of PVC double glazed French doors allows easy access to the rear garden. With a spacious kitchen finished in walnut effect high and low level units and complemented by a range of integrated appliances to include induction hob, low level oven, fridge, freezer and dishwasher this property is likely to appeal to even the most discerning purchaser. Upstairs, the property boasts three bedrooms and a modern family bathroom complete with shower bath and PVC panelled walls and ceiling. Outside, there is a tarmac driveway with ample off-street parking for two plus cars together with additional space for a garage. With the paved patio and rear garden in lawn perfectly positioned to benefit from the afternoon sun, this property can only be properly appreciated on full internal inspection.

Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with engineered cherrywood floor / Staircase to first floor
- Understair storage (plumbed for washing machine)
- Living room with bay window / Open fire with polished marble surround / Glazed French doors to;
- Dining room with PVC double glazed French doors to rear / Door to;
- Kitchen with full range of walnut effect units / Integrated oven, induction hob, fridge, freezer and dishwasher
- First floor landing with fold out wooden loft ladder for easy access to part floored attic with double glazed roof light
- Three well proportioned bedrooms
- Bathroom with modern white suite to include shower bath with glazed screen and electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Tarmac off-street parking / Space for garage / Generous site to rear with paved patio and excellent sun orientation

ACCOMMODATION

Open entrance porch with tiled step. PVC entrance door with leaded double glazed portlight and matching leaded sidelights to:

ENTRANCE HALL

Staircase to first floor with painted moulded handrail and turned balustrade. Single radiator. Understair storage (plumbed for washing machine). Cherry engineered wood flooring.

LIVING ROOM

17'5 x 12'4 (5.31m x 3.76m)

(max into bay window) Open fire with polished marble surround, contrasting marble inset and hearth. Cherry engineered wood flooring. Double and single radiator. Hardwood double glazed French doors to:

DINING ROOM

10'0 x 9'1 (3.05m x 2.77m)

PVC double glazed French doors to rear. Cherry engineered wood flooring. Door to;

KITCHEN

10'11 x 9'7 (3.33m x 2.92m)

Full range of Walnut effect high and low level kitchen units with glazed display cabinet and long chrome handles. Contrasting work surfaces 1 1/4 bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring induction hob with low level combination oven and grill. Stainless steel splash back to hob. Stainless steel and glass overhead extractor hood. Integrated fridge / freezer and dishwasher. Part tiled walls to worksurfaces. Fully tiled floor. Double radiator. Door to storage cupboard. PVC double glazed door to side. Door to entrance hall.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder and immersion heater. Shelving above. Access to floored attic via fold out wooden ladder with power, light and "Velux" double glazed rooflight.

BEDROOM 1

12'1 x 10'2 (3.68m x 3.10m)

Single radiator.

BEDROOM 2

14'2 x 8'8 (4.32m x 2.64m)

(into dormer window) Single radiator.

BEDROOM 3

8'8 x 6'7 (2.64m x 2.01m)

Part panelled effect walls. "Velux" double glazed roof light. Single radiator.

BATHROOM

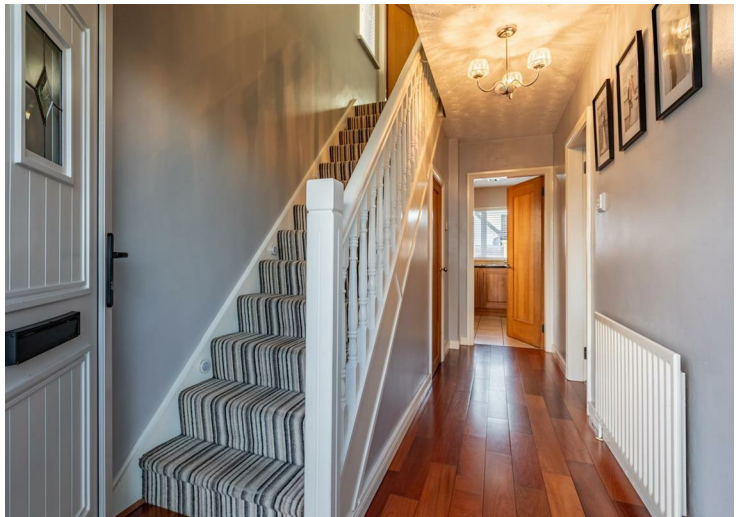
Modern white suite comprising shower bath with "Triton" electric shower unit over. Push button low flush W/C and pedestal wash hand basin with feature mixer taps. PVC paneling to walls and ceiling. Non slip flooring. Extractor fan. Single radiator.

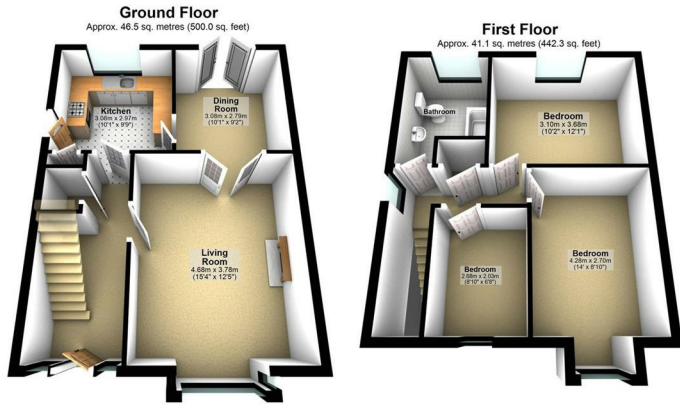
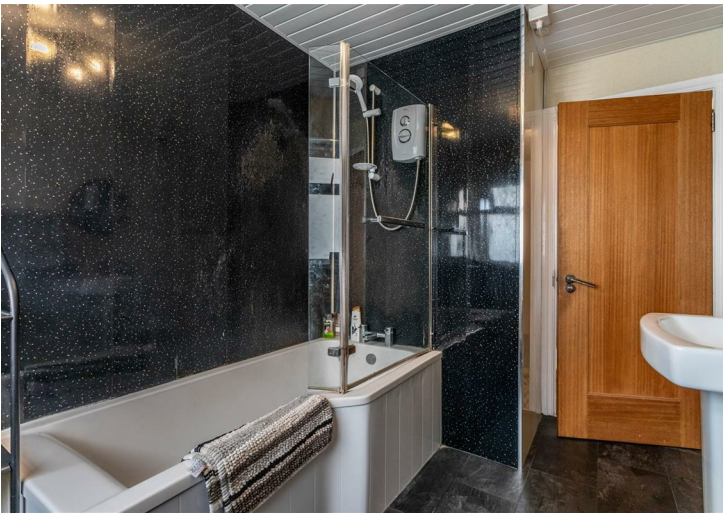
OUTSIDE

Gardens to front in neat lawn. Tarmac driveway to side with parking for one car. Double timber gates providing vehicular access to enclosed parking. Garden to rear in neat lawn with generous brick patio area. Fully enclosed 6ft timber fencing. Block built shed / boiler house with power and light. Enclosed PVC oil tank. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





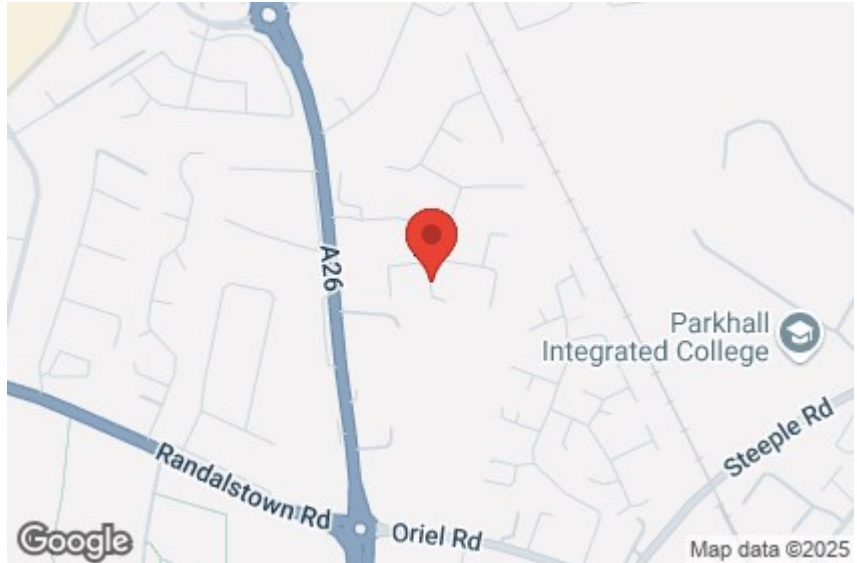
Total area: approx. 87.5 sq. metres (942.3 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp
448 Redbank Avenue



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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