

23 Farmhill, Antrim, BT41 1NW



PRICE Offers Over £82,500

This is an excellent opportunity to purchase a very well appointed two bedroom mid terraced house in a sought after street within the Ballycraigy area on the outskirts of Antrim town. Finished to a high standard both inside and out, the property benefits from PVC double glazed windows and external doors, Gas fired central heating via a "Worcester" boiler, PVC fascia and soffits and modern gloss white kitchen units with integrated oven and hob. Upstairs the two well proportioned bedrooms are complimented by a spacious modern shower room with PVC panelled shower cubicle and "Triton" electric shower unit. Outside, the property benefits from side by side off street parking to the front and a fully enclosed low maintenance rear yard with excellent sun orientation and access to a semi-detached brick built store.

Only on full internal inspection can one begin to appreciate the quality of this superb home.

Early viewing strongly recommended.

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Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Living room 12'7 x 12'6 (max) / Pine bevelled glass doors to entrance hall and kitchen
- Kitchen with full range of white high gloss high and low level units / Breakfast bar
- Integrated oven and hob / Space for fridge freezer
- First floor landing with access to loft
- Two well proportioned bedrooms / Master with access to over stair storage
- Shower room with modern white suite to include PVC panelled shower cubicle with "Triton" electric shower unit
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Side by side off-street parking to the front / Private, fully enclosed, low maintenance garden to the rear with superb sun orientation
- Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Entrance canopy and PVC double glazed entrance door to:

ENTRANCE HALL

Single radiator. Stair case to first floor. Part glazed door.

LIVING ROOM

12'7 x 12'6 (3.84m x 3.81m)

(max) Double radiator. Pine bevelled glass doors to entrance hall and;

KITCHEN

16'1 x 6'5 (4.90m x 1.96m)

Full range of white high gloss 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 halogen hob with stainless steel pyramid style over head extractor canopy. Low level combination oven and grill. Plumbed for washing machine and space for dryer. Feature gloss black metro style tiles to work surfaces. Two seater breakfast bar with polished chrome legs and feature tiled splash back. Space for fridge freezer. Doors to under stair hot press with insulated copper cylinder. "Worcester" wall mounted gas fired boiler. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

16'1 x 10'1 (4.90m x 3.07m)

(into wardrobe recess) Access to over stair storage. Single radiator.

BEDROOM 2

9'0 x 8'6 (2.74m x 2.59m)

Single radiator.

SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC clad corner quadrant shower cubicle with "Triton" electric shower unit and pivot and slide doors. PVC clad ceiling. Double radiator.

OUTSIDE

Open access to pavier brick off street parking with concrete parking adjacent. Access via covered entry to rear with timber pedestrian gate to:

Fully enclosed rear yard. Concrete step and pathway. Low maintenance paved patio area. Raised timber planter to rear. Stoned bin storage. Outside tap. Semi detached brick built store 8'0 x 6'3

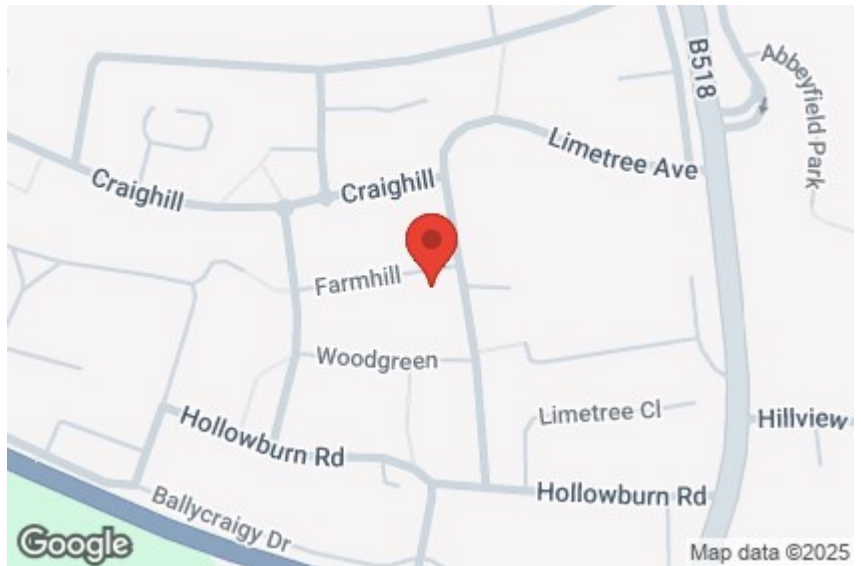
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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	67	69
(55-68)	D		
(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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