

3 Elmdale Flats, Antrim, BT41 2DB



- One bedroom first floor flat
- External concrete steps to first floor communal landing
- Entrance hall with access to walk-in storage cupboard / Separate cloaks cupboard
- Living room 15'6 x 9'6 with imitation fire in feature wooden surround
- Kitchen with full range of beech effect high and low level units
- Bedroom 12'6 x 9'5 with door to built-in wardrobe
- Bathroom with white suite to include panel bath and push button low flush W/C
- Mahogany effect PVC double glazed windows / Gas fired central heating
- Communal, fully paved yard area to rear
- Ideally suited for first time buyer and investor alike

PRICE Offers Over £59,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented one bedroom first floor flat on the outskirts of Newpark and over looking wooded countryside. Benefiting from PVC double glazed windows and gas fired central heating, this property is the perfect starting point for any young person or would be investor.

Early viewing strongly recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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

3 Elmdale Flats, Antrim, BT41 2DB

Communal external concrete stair case with feature railing to:

COMMUNAL LANDING

Pitched and tiled canopy. Mahogany effect PVC double glazed entrance door to:

ENTRANCE HALL

Access to walk-in storage with shelving. Cloak cupboard with electric meter board. Access to loft.

LIVING ROOM

15'6 x 9'6 (4.72m x 2.90m)

Mahogany imitation fire surround with inset electric heater. Raised and tiled hearth. Double radiator.

KITCHEN

9'8 x 8'0 (2.95m x 2.44m)

Full range of beech effect high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit. Space for cooker. Plumbed for washing machine. Part tiled walls to work surfaces. Double radiator.

BEDROOM 1

12'6 x 9'5 (3.81m x 2.87m)

Door to built-in wardrobe. Double radiator.



BATHROOM

6'4 x 6'2 (1.93m x 1.88m)

(max) Modern white suite comprising push button low flush W/C, pedestal wash hand basin and panel bath. Fully tiled floor. Double radiator.

OUTSIDE

Enclosed and fully paved communal court yard.

IMPORTANT NOT TO ALL POTENTIAL PURCHASERS;

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

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageiq.co.uk

IQ

WE KNOW WHAT IT TAKES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.