

## 27 Corbally Avenue, Antrim, BT41 1EF



### PRICE Offers Over £109,950

This is a rare opportunity to purchase a well presented three bedroom end terraced house occupying a good location within this sought after estate and ideally suited to First Time Buyers and Investors alike. Benefiting from PVC double glazed windows and external doors together with oil-fired central heating, and PVC fascia and soffits, this property offers low maintenance convenience for those who just want to move in. In addition, the property has been completely re-dashed in a very sharp white finish with "blue glass" speckles throughout

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

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## FEATURES

- Entrance hall with wood laminate floor
- Living room 14' x 14' (max) with feature fireplace
- Kitchen with informal dining area
- Full range of mid oak high and low level units / Inglenook style recess with integrated oven and hob
- Rear hall with fully tiled floor through to Cloaks cupboard
- First floor landing
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Solar panels to rear elevation (not owned by the vendor)
- Ideal opportunity for First Time Buyer's and Investors alike

## ACCOMMODATION

PVC canopy and PVC double glazed entrance door to;

### ENTRANCE HALL

Wood laminate floor. Single radiator. Staircase to first floor. 8 pane bevelled glass door to:

### LIVING ROOM

**14'4" x 14'0" (4.37 x 4.27)**

Open fire with decorative wooden surround. Dado rail and picture freeze. Wood laminate floor. Double radiator. Eight pane bevelled glass door to:

### KITCHEN WITH INFORMAL DINING

**10'10" x 10'3" (3.30m x 3.12m)**

(plus door recess) Full range of mid oak high and low level units with leaded glass display and contrasting tiled work surfaces. Single drainer stainless steel sink unit. "Inglenook" style recess with integrated 4 ring hob and low level combination oven and grill. Over head extractor fan. Space for fridge freezer. Plumbed for washing machine. Fully tiled floor. Partly tiled walls at work surfaces. Single radiator. Open to:

### REAR HALL

**6'4" x 5'9" (1.93m x 1.75m)**

PVC double glazed door to rear. Fully tiled floor through folding louvered bi-folding doors to:

### UNDER STAIR CLOAKS CUPBOARD

Fully tiled floor. Access to meter cupboard beyond.



## FIRST FLOOR LANDING

Moulded handrail and turned ballustrading. Hotpress with copper cylinder and immersion heater. Shelving above. Access to loft.

## BEDROOM 1

10'11" x 10'4" (3.33m x 3.15m)

Double doors to built-in wardrobe and overhead locker. Single radiator.

## BEDROOM 2

12'2" x 8'10" (3.71 x 2.69)

Double doors to built-in wardrobes. Single radiator.

## BEDROOM 3

9'3" x 8'5" (2.82 x 2.57)

Double doors to over stair storage. Single radiator.

## BATHROOM

White suite comprising panelled bath, low flush W/C and pedestal wash hand basin. Fully tiled walls and floor. Wood strip ceiling. Single radiator.

## OUTSIDE

Timber pedestrian gate to neat well maintained garden at front in pink stone and flower display. Crazy paved pathway. Mature conifer hedging and well stocked border. Fully enclosed yard area to rear. Paved patio. 6ft timber fencing. PVC tank. Outside tap. 6Ft. timber pedestrian gate to rear.

Please note there are a number of solar panels on the exterior elevation of the roof which do not belong to the vendor and all potential purchasers are advised to enquire from their preferred mortgage provider as to whether they are happy with this arrangement.

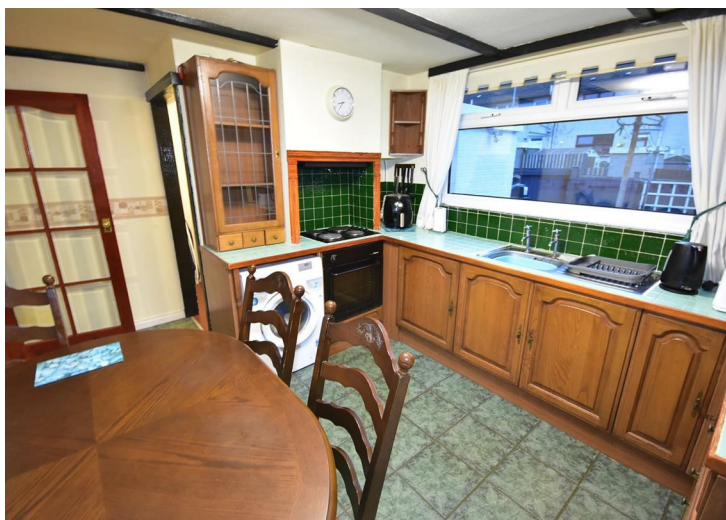
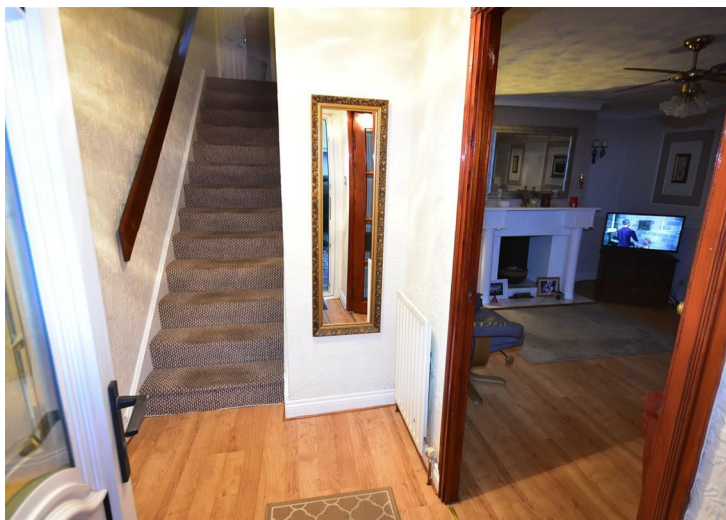
## BRICK BUILT BOILER HOUSE

6'7" x 4'4" (2.01 x 1.32)

Oil-fired boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;


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

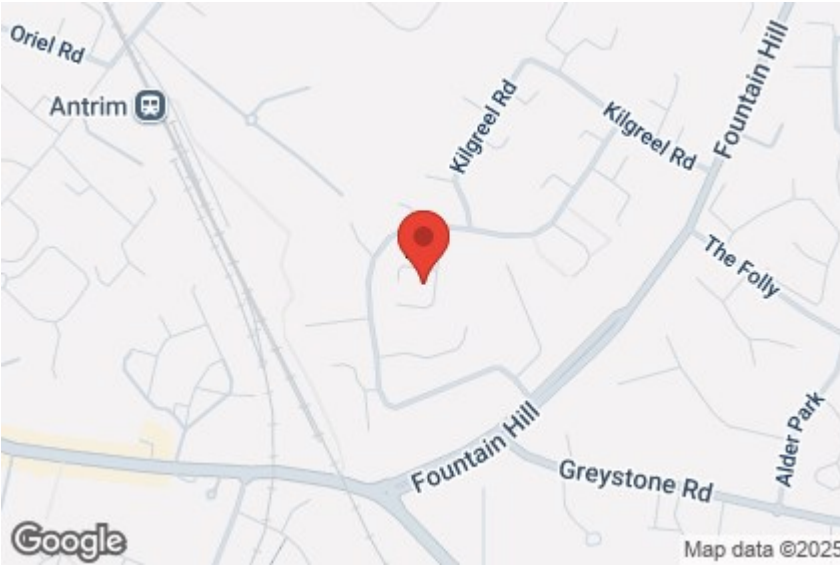






### Energy Efficiency Rating

	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	78
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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