



6 Garden Village, Antrim, BT41 1NA

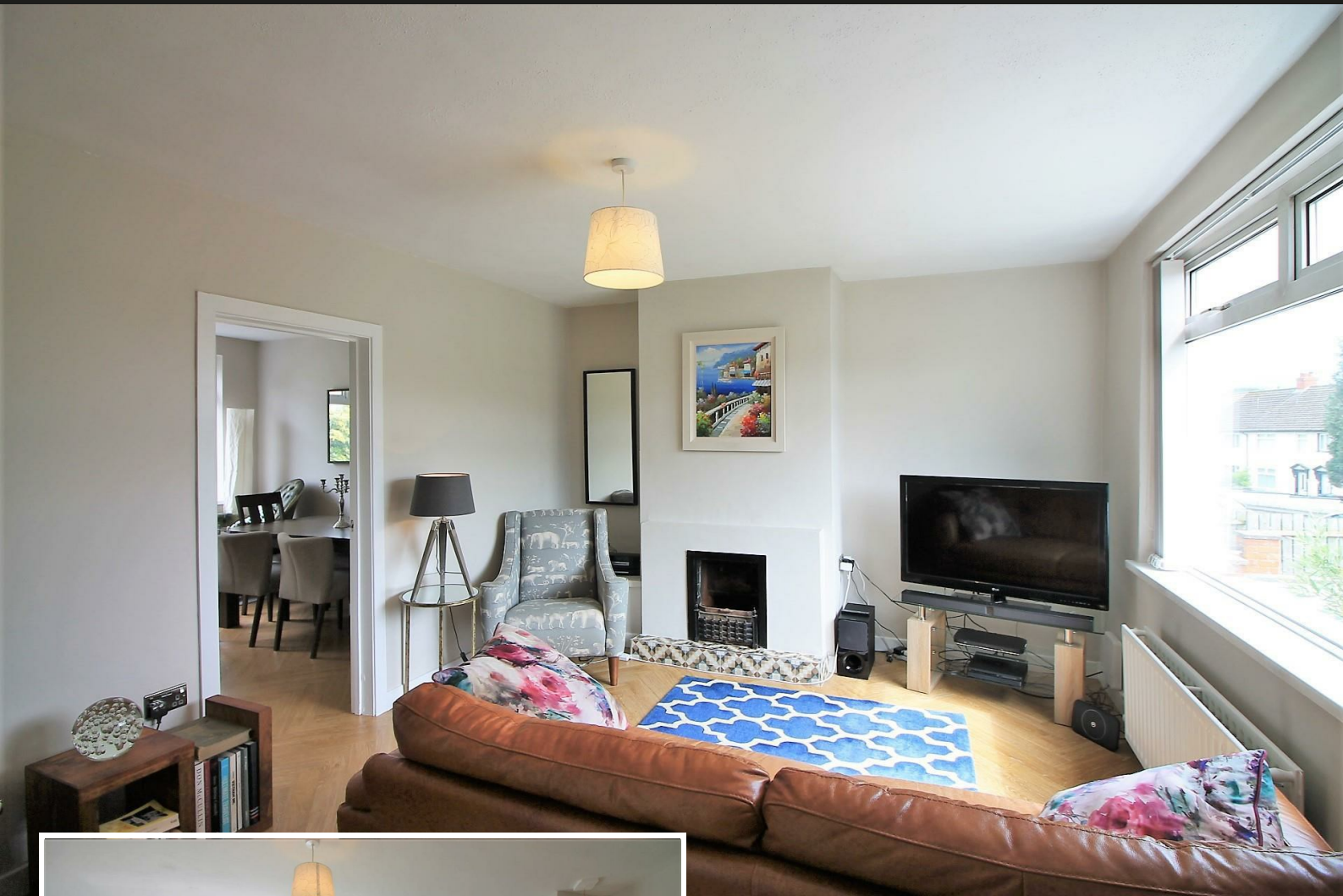
- End Town House
- Lounge; Separate Dining Room
- Deluxe Fully Tiled Shower Room
- Private Driveway Area
- Convenient Location; Immaculately Presented

- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Low Maintenance Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £109,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. White four panel internal doors.

LOUNGE widest points

Focal point fireplace with tiled hearth. Picture window to front elevation. Herringbone style wood laminate floor covering, continuing through dining room.

DINING ROOM 11'9" x 8'11"



KITCHEN widest points

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space and plumbed for an American style fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'9" x 11'0"

Wood laminate floor covering.

BEDROOM 2 recess

Built in store with gas fired central heating boiler. Wood laminate floor covering.

BEDROOM 3 widest points

Built in wardrobe/store. Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway area finished in brick pavior.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden finished in paved patio area, timber decking, tree bark bedding and range of plants, trees and shrubbery.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom / two reception, mid town house property with private driveway area and fully enclosed, low maintenance rear garden, occupying a cul de sac position conveniently located within the popular Garden Village development, situated off Belfast Road, Muckamore, Antrim. The property comprises entrance hall, lounge with focal point fireplace, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled shower room with contemporary three piece suite. Externally the property enjoys double gates leading to private driveway area finished in brick pavior, and fully enclosed, low maintenance rear garden finished in paved patio area, timber decking, tree bark bedding and range of plants, trees and shrubbery. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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