COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

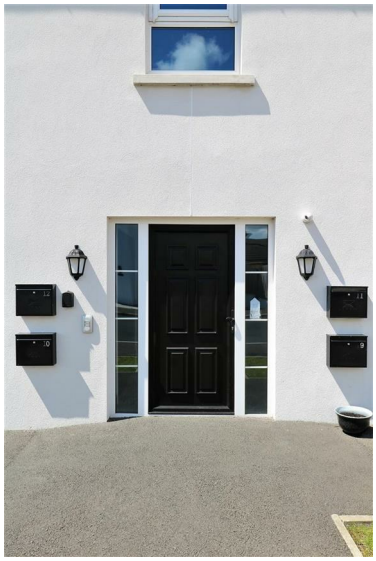


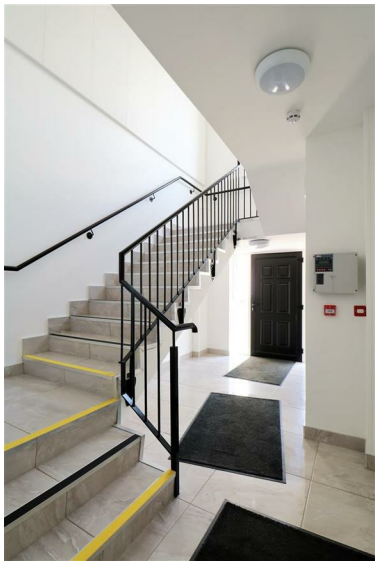
12 Laurel Manor, Antrim, BT41 1QY

- First Floor Apartment
- Open Plan Living / Kitchen / Dining
- Deluxe Bathroom With White Suite
- Dedicated Parking Space; Additional Communal Parking
- Convenient Location; Immaculately Presented
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment Alike

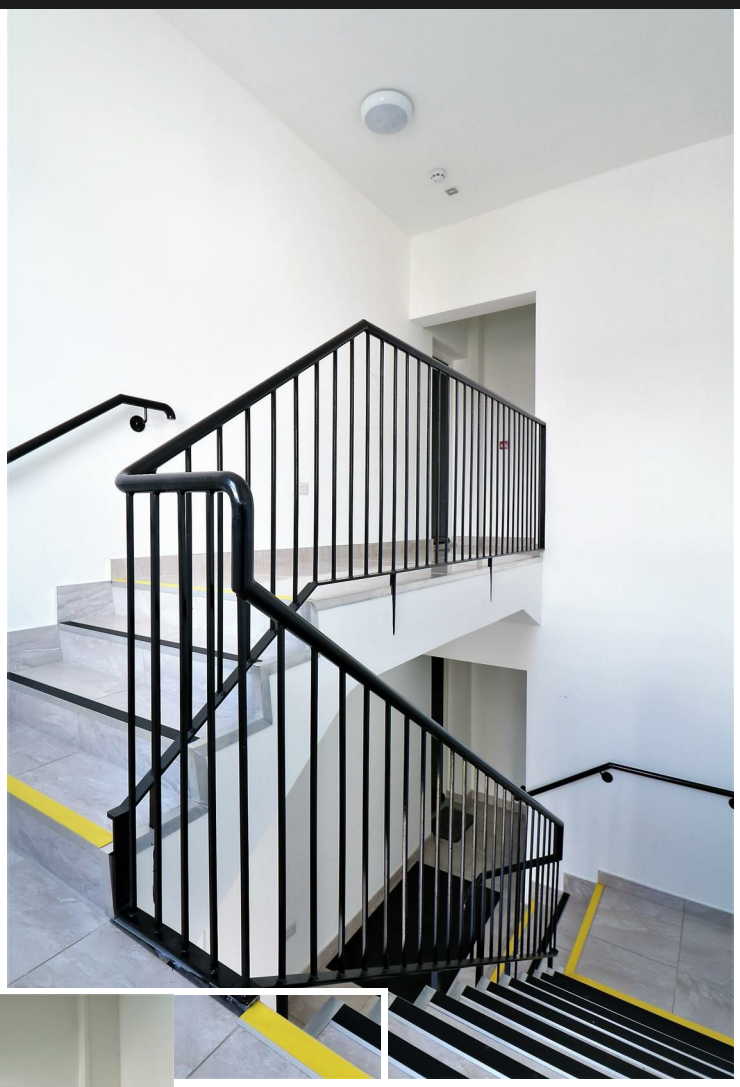
Offers Over £124,950

EPC Rating B





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PROPERTY DESCRIPTION

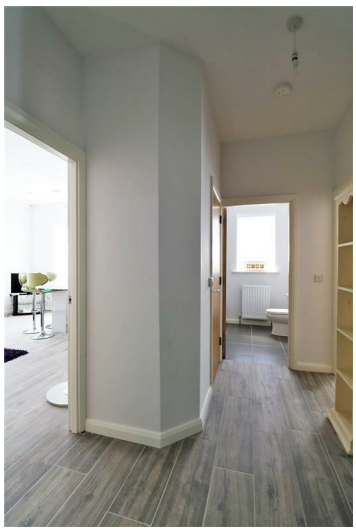
ACCOMMODATION

COMMUNAL ENTRANCE HALL

Composite front door with PVC double glazed side screen. Tiled floor. Stairwell leading to first floor. Intercom entry system.

PRIVATE ENTRANCE HALL

Composite front door. Wood strip effect tiled flooring. Built in storage cupboard with light and access to roof space. Intercom phone handset.



OPEN PLAN LIVING / KITCHEN / DINING 16'10" x 14'8"

Modern fitted kitchen with range of high and low level storage units and complementary wood block effect melamine work surface. Matching breakfast bar return. Stainless steel sink unit with mixer tap and draining bay. Integrated, four ring, gas hob with stainless steel splash back and stainless steel, pyramid style, extractor canopy over. Integrated oven, fridge with freezer compartment, dishwasher and washer dryer. Gas fired central heating boiler (housed within matching unit). Upstands to match work surface. Wood strip effect tiled flooring. Dual aspect windows. Recessed spot lights.

BEDROOM 1 11'9" x 11'4"

Dual aspect windows.

BEDROOM 2 11'9" x 10'6"



DELUXE BATHROOM 7'1" x 6'9"

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Part tiled walls. Tiled floor. Recessed spot lights.

EXTERNAL

Dedicated parking space and additional communal guest parking finished in tarmac.
Communal gardens.
Bin store.
External lighting.

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.

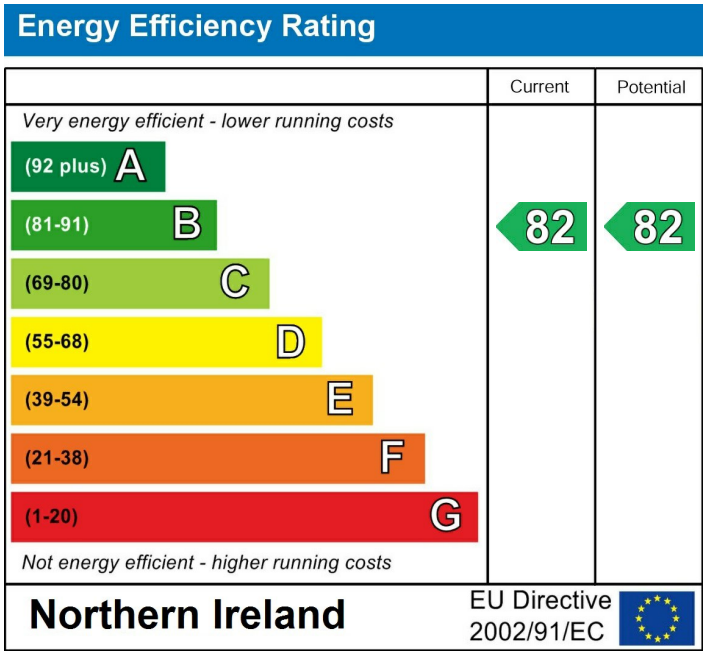








Immaculately presented, two bedroom, first floor apartment with dedicated parking space, located within the well sought after and recently constructed Laurel Manor development, conveniently situated off the Belfast Road, Antrim. The property comprises communal entrance hall with intercom entry system, private entrance hall with built in store, open plan living / kitchen / dining, modern fitted kitchen with comprehensive range of integrated appliances, two well proportioned bedrooms, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys communal gardens, dedicated parking space and additional communal guest parking finished in tarmac. Other attributes include gas fired central heating, PVC double glazing, feature height ceilings and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



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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PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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