

34 Corbally Park, Antrim, BT41 1EE



PRICE Offers Over £104,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented three bedroom mid terraced house occupying a good position in this sought after development within easy access of Antrim town centre. Finished to a good standard throughout, the property benefits from PVC double glazed windows and doors, gas fired central heating and PVC fascia and soffits. Internally, the property boasts a full range of white country style high and low level kitchen units together with an white sanitary ware to the first floor shower room complete with easy access shower area and non-slip floor.

With open aspect to the front and rear, this property is sure to appeal to a wide range of discerning purchasers.

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



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'3 x 13'11 (max) with open fire and painted wooden surround / Wood laminate floor
- Kitchen with informal dining / Full range of white country style high and low level units
- Rear hall with access to understair storage
- First floor landing with former hotpress now used for gas fired boiler
- Three well proportioned bedrooms / All with built-in storage
- Shower room with easy access shower area and push button low flush W/C / PVC panelled walls
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Neat well maintained gardens to front overlooking a small green / Enclosed mostly paved yard to rear with storage shed / Raised timber decking
- Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Pitched and tiled entrance canopy to front. PVC double glazed entrance door to;

ENTRANCE HALL

Staircase to first floor with handrail. Wood laminate floor. Single radiator.

LIVING ROOM

14'3 x 13'11 (4.34m x 4.24m)

Open fire with painted wooden surround, marble hearth and matching inset with electric coal effect fire. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

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

Full range of white country style high and low level units and complimentary worksurfaces. Single drainer sink unit with mixer taps. SPACE FOR COOKER AND FRIDGE FREEZER. STAINLESS STEEL AND GLASS OVERHEAD EXTRACTOR CANOPY. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. Single radiator. Door to;

REAR HALL

Wood laminate floor. Access to understair storage with meter cupboard. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to attic. Former Hotpress with copper cylinder removed and wall mounted gas fired boiler installed.

BEDROOM 1

10'11 x 10'7 (3.33m x 3.23m)

Double doors to built-in wardrobe with overhead lockers. Wood laminate floor. Single radiator.

BEDROOM 2

12'4 x 8'9 (3.76m x 2.67m)

Double doors to built-in wardrobe with overhead lockers. Wood laminate floor. Single radiator.

BEDROOM 3

9'5 x 8'6 (2.87m x 2.59m)

(max) Double doors to built-in over stair storage with overhead lockers. Wood laminate floor. Single radiator.

SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)

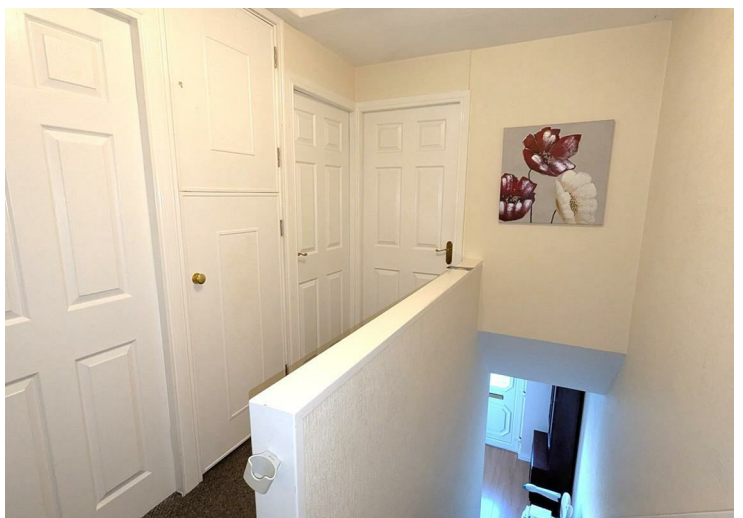
Easy access shower area with low level folding screens. Thermostatic shower unit. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC panelled walls and non slip floor. Polished chrome heated towel rail.

OUTSIDE

Low level timber fencing with wrought iron pedestrian gate to paved pathway and low maintenance pink stone garden with range of shrubs and young trees. 6Ft. timber pedestrian gate to fully enclosed rear yard with paved pathway and raised timber decking. 6Ft. fencing to rear. Brick built storage shed. Pitched and tiled canopy over rear door. Communal parking.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

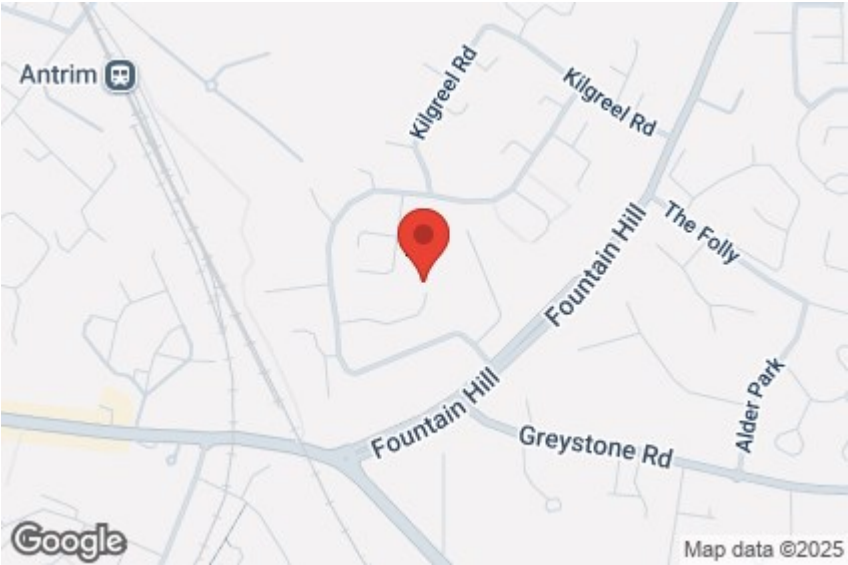
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage

IQ

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

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.