

23 Ashgrove, Antrim, BT41 2BL



PRICE Offers Over £129,950

We are delighted to offer the opportunity to purchase this attractive and spacious end terrace property located within an ever popular residential development, in close proximity to main commuter networks, public transport routes and local amenities. This well presented family home benefits from three generous bedrooms, spacious lounge with feature contemporary style electric fireplace, fully fitted kitchen encompassing open plan space to an informal dining area, main bathroom and separate wc. With the dwelling further boasting gas fired central heating, private landscaped gardens incorporating open aspects over landscaped communal gardens to the front and driveway with ample space for parking up to four vehicles, we recommend full internal viewing so one can fully appreciate the extent of this well appointed property.

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Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Attractive and spacious end terrace property located within an ever popular residential development
- Close proximity to main commuter networks, public transport routes and local amenities
- Three generous bedrooms
- Spacious lounge with feature contemporary style electric fireplace
- Fully fitted kitchen encompassing open plan space to an informal dining area
- Main bathroom and separate WC
- Private landscaped gardens incorporating open aspects over landscaped communal gardens
- Substantial off street parking with ample space for parking up to four vehicles
- Gas fired central heating
- Two storage sheds with light, power and plumbing for washing machine

ACCOMMODATION

ENTRANCE PORCH

PVC door with sidelights to entrance porch. Fully tiled floor. Six pain bevelled glass door to;

ENTRANCE HALL

Staircase to first floor with two handrails.

LOUNGE

17'7" x 11'7" (5.380 x 3.543)

(Currently utilised as ground floor bedroom). Feature contemporary style log imitation wood burning fire with LED lighting. Fully tiled flooring. Double radiator.

KITCHEN WITH OPEN PLAN SPACE FOR INFORMAL DINING

17'7" x 9'6" (5.384 x 2.916)

Full range of county style 'Jaos' white high and low level kitchen units with complimentary work surfaces and splash back tiling. Kitchen peninsula. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with hooded overhead extractor fan. A low level double combination oven and grill. Space for low level fridge or other appliances. Space for fridge freezer. Fully tiled floor. Dual aspect windows. Double radiator. Arched open to;

REAR HALL

Large understairs storage cupboard. PVC double glazed door to rear.

FIRST FLOOR

LANDING

Access into attic space. Storage cupboard with insulated hot water tank and shelving. Single radiator.

BEDROOM 1

10'2" x 9'5" (3.102 x 2.892)

Integrated storage cupboard with sliding mirror doors. Additional storage cupboard. Double radiator.

BEDROOM 2

11'6" x 9'9" (3.526 x 2.981)

(Currently utilised as lounge). Wood laminate flooring. Storage inset. Single radiator.

BEDROOM 3

8'9" x 8'1" (2.677 x 2.466)

Single radiator.

SHOWER ROOM

6'0" x 5'10" (1.85 x 1.79)

Modern white suite comprising an enclosed quadrant shower with 'Mira sport' electric shower and PVC splashback. Partially glazed sliding doors. A pedestal wash hand basin with 'Monobloc' chrome mixer tap. Wood laminate flooring. Extractor fan. Chrome towel radiator.

SEPARATE WC

Low flush push button WC. Bevelled subway style partially tiled walls.

EXTERNAL FEATURES

Private and enclosed gardens with aspects to the front overlooking landscaped communal gardens. Gardens finished in neat lawn and complemented by paved pathway and mature hedging. Rear gardens finished in neat lawn with paved patio area, four foot timber fencing and pedestrian gate, leading onto fully tarmacked driveway with space for up to 4 cars. Outside tap and outside lighting. Two storage sheds with light, power and plumbed for washing machine. Boiler set to rear. Timber shed attached at gable end.

IMPORTANT NOTE TO ALL PURCHASERS:

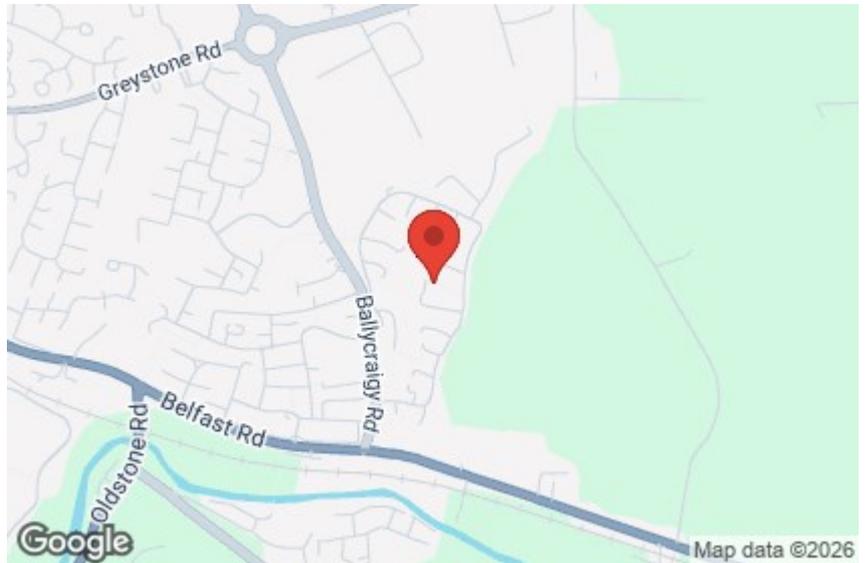
We have not tested any of the systems or appliances at this property.





Energy Efficiency Rating

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



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 WE KNOW WHAT IT TAKES

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