

## 55 Belmont Hall Drive, Antrim, BT41 1FB



### PRICE Offers Over £194,950

This is an incredibly rare opportunity to purchase this well presented end townhouse occupying a generous site with a fully enclosed garden to the rear with superb sun orientation in this sought after residential development on the outskirts of Antrim town, close to all local amenities and transport facilities.

Finished to an exceptionally high standard throughout with spacious living room complete with contemporary style wall mounted electric fire and a large open plan kitchen with informal dining area boasting fully fitted Cashmere 'Shaker' style units with a full compliment of integrated appliances, a four piece family bathroom with double ended panel bath and enclosed shower unit and three generous bedrooms to the first floor including principal with dressing, this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor
- Living room 15'5" x 13'0" (at max) with feature wall mounted contemporary style electric fire
- Fully fitted kitchen with informal dining
- Full range of Cashmere 'Shaker' style high and low level units / Integrated oven, hob, fridge, freezer, dishwasher and washer / dryer
- Ground floor W/C with modern white suite
- Three generous bedrooms / Principle with integrated dressing
- Bathroom with modern white suite to include double ended bath and separate fully tiled shower cubicle
- PVC double glazed windows / Gas fired central heating / High Energy Rating / PVC fascia and soffits
- Tarmac drive to side with space for two cars / Enclosed garden to rear offering excellent sun orientation
- Superb opportunity for first time buyers, downsizers and young families alike

## ACCOMMODATION

### OUTSIDE FRONT

Tarmac drive to side with space for two cars. Neat lawn. Shrubbery borders. Paved pathway leading to:

### ENTRANCE HALL

Hard wood front door to entrance hall with fully tiled floor. Partial wood panelled walls. Alarm keypad. Stair case to first floor with moulded hand rail and turned ballustrading. Double radiator.

### LIVING ROOM

**15'5" x 13'0" (at max) (4.70m x 3.96m (at max))**

(at max) Wood laminate floor. Under stair storage. Feature contemporary style wall mounted electric log burning fire. Low voltage down lights. Double radiator.

### KITCHEN / INFORMAL DINING

**16'9" x 13'0" (5.127 x 3.987)**

Fully fitted range of Cashmere "Shaker" style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style over head extractor fan, low level combination oven and grill, fridge freezer, dish washer, separate utility area with matching units and integrated washer/dryer. Fully tiled floor. Low voltage down lights. Fully tiled floor. Double radiator. PVC double glazed door to rear.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with "monobloc" chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Single radiator.



## FIRST FLOOR LANDING

Storage cupboard with shelving and single radiator to landing.  
Access to loft.

## BEDROOM 1

12'5" x 9'11" (at max) (3.803 x 3.030 (at max))

Integrated dressing room with clothes rails and shelving.  
Single radiator to dressing. Double radiator to bedroom.

## BEDROOM 2

13'2" x 9'10" (at max) (4.028 x 3.012 (at max))

Double radiator.

## BEDROOM 3

9'9" x 8'1" (at max) (2.990 x 2.487 (at max))

Integrated over stair storage. Double radiator.

## BATHROOM

8'10" x 6'6" (2.701 x 1.990)

Four piece family bathroom comprising a double ended panel bath with chrome mixer tap, shower attachment and tiled splash back. Enclosed corner shower with fully tiled splash back and partially glazed sliding doors. Wall mounted vanity sink unit with "monobloc" chrome mixer tap, floor to ceiling tiled splash back and storage below. Low flush push button WC. Fully tiled floor. Extractor fan. Chrome towel radiator.

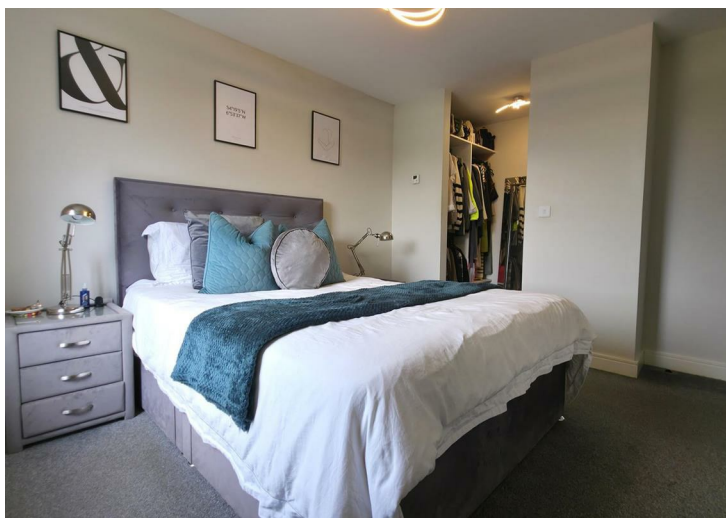
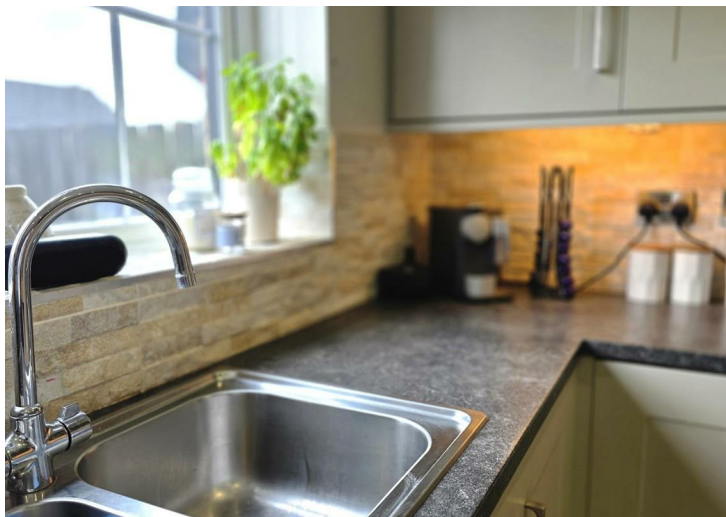
## OUTSIDE REAR

Fully enclosed rear garden with 6-8 Ft timber fencing and pedestrian gate to front. Neat lawn. Paved patio and raised timber decking. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.

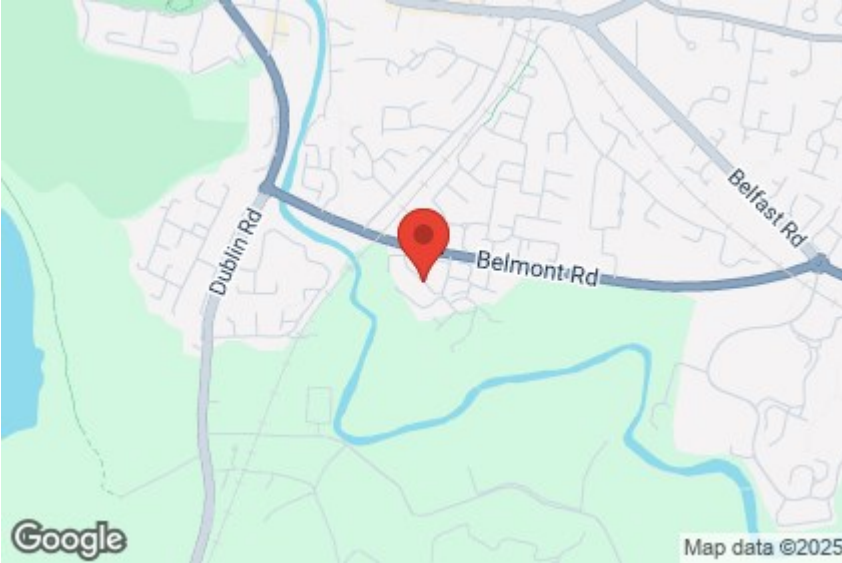






Energy Efficiency Rating

	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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