

## 42 Portlee Walk, Antrim, County Antrim, BT41 1EN



### PRICE Offers Over £114,950

This is an excellent opportunity for First Time Buyer's and Investors alike to purchase a well presented three bedroom mid terraced house occupying a good position within this sought after residential area close to Antrim town centre and within easy access of the local bus and train station. Finished to a high standard throughout with contemporary style kitchen units and integrated oven and hob together with modern bathroom suite to include "P" shaped shower bath with curved screen and thermostatic shower unit. Only on full internal inspection can one begin to appreciate the level of finish on this well appointed mid terraced home.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood effect fully tiled floor / Staircase to first floor
- Living room 14'2 x 13'8 with wood effect fully tiled floor
- Kitchen with informal dining area
- Full range of grey high gloss contemporary style kitchen units
- Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with modern white suite to include "P" shaped shower bath and curved screen
- PVC double glazed windows and front door / Gas fired central heating / PVC fascia and soffits
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Pitched and tiled entrance canopy.  
PVC double glazed and leaded entrance door to:

### ENTRANCE HALL

Wood effect fully tiled floor. Single radiator. Stair case to first floor.

### LIVING ROOM

**14'2 x 13'8 (4.32m x 4.17m)**

Wood effect fully tiled floor. Double radiator.

### KITCHEN INTO INFORMAL DINING

**17'5 x 10'2 (5.31m x 3.10m)**

Full range of contemporary style grey high gloss high and low level units with chrome handles and complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Plumbed for dish washer. Wood effect fully tiled floor. Part tiled walls to work surfaces. Open to under stair storage. Meter cupboard. Double radiator. Hard wood door to rear with gothic style window.

### FIRST FLOOR LANDING

Access to loft. Moulded hand rail and turned balustrade.

### **BEDROOM 1**

10'9 x 10'5 (3.28m x 3.18m)

Wood laminate floor. Built-in wardrobe. Single radiator.

### **BEDROOM 2**

12' x 8'11 (3.66m x 2.72m)

Wood laminate floor. Double doors to storage with "Worcester" gas fired boiler. Double doors to built-in wardrobe. Single radiator.

### **BEDROOM 3**

8'10 x 8'5 (2.69m x 2.57m)

(max) Wood laminate floor. Double radiator.

### **BATHROOM**

6'6 x 5'7 (1.98m x 1.70m)

Modern white suite comprising "P" shaped shower bath with glazed, curved screen and thermostatic shower unit. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Part tiled walls to bath area. Wood effect fully tiled floor.

### **OUTSIDE**

Timber pedestrian gate and low level fencing to enclosed front garden in pink stone and kerbed edging. Timber pedestrian gate to mostly concrete yard to rear with pavier brick path. 6Ft. timber fencing.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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