

149 Donore Crescent, Antrim, BT41 1JA



**PRICE Offers Over
£119,950**

We are delighted to offer the opportunity to purchase deceptively spacious and beautifully presented three bedroom end terraced house which occupies a prime location within an ever popular residential development and in close proximity to main commuter networks, public transport routes and local amenities. This property benefits from three generous bedrooms and luxury shower room. Spacious lounge with 'French' patio doors to rear and fully fitted white contemporary style kitchen encompassing open plan space to an informal dining area.

With the dwelling further boasting Gas fired central heating, a beautifully landscaped garden to rear with excellent privacy and off street parking to the front, we recommend full internal viewing so one can fully appreciate the extent of this well appointed property.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance Hall with understairs storage
- Living room 17'5" x 9'5" with wood laminate flooring and 'French' patio doors to rear
- Kitchen with informal dining area / Full range of 'Ivory' contemporary style high and low level units
- Space for washing machine and fridge freezer / Integrated combination oven and grill, hob and dishwasher / Wood effect ceramic floor tiling
- First floor landing with generous storage
- Three well proportioned bedrooms / Principal with integrated storage and bedroom 2 with custom built in storage with drawers, shelving and clothing rails
- Shower room with modern white suite to include a large walk in shower
- PVC Soffits and Facias / PVC double glazed windows and external doors / Gas fired central heating
- Fully enclosed and beautifully landscaped garden to the rear with excellent sun orientation and superb storage
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Purple shale stone bedding to front and side. Brick Pavia pathway leading to front door.

ENTRANCE HALL

PVC double glazed door to entrance hall. Wood laminate flooring. Under stairs storage. Single radiator.

KITCHEN WITH INFORMAL DINING

17'3" x 10'1" (5.26m x 3.07m)

Full range of 'Ivory' contemporary style high and low level kitchen units with contrasting work surfaces and MDF matching splashback. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with concealed overhead extractor fan. Dishwasher. A low level double oven and grill. Space for a washing machine and 'American' style fridge and freezer. 'Broadboard' wood effect tiling. Double radiator. PVC double glazed 'French' patio doors to rear.

LIVING ROOM

17'4" x 9'3" (5.28m x 2.82m)

Wood laminate flooring. PVC double glazed 'French' patio doors to the rear. Twin wall lights. Double radiator.

REAR HALL

Double radiator.

FIRST FLOOR LANDING

Access to loft. Walk in storage cupboard. Hot press with shelving and gas combi boiler.

BEDROOM 1

11'8" x 10'1" (3.56m x 3.07m)

Integrated bedroom storage. USB plug sockets. Double radiator.

BEDROOM 2

11'7" x 9'4" (at max) (3.53m x 2.84m (at max))

Custom built in storage with drawers, shelving and clothing rails. Double radiator.

BEDROOM 3

10'6" x 6'5" (3.20m x 1.96m)

Double radiator.

SHOWER ROOM

6'7" x 5'5" (2.01m x 1.65m)

Modern white suite comprising a walk in shower with mains shower, 'Drench' shower head and secondary attachment. A half pedestal wash hand basin with feature chrome 'Monobloc' mixer tap. A low flush push button WC. Designer vertical radiator. Fully tiled flooring and fully tiled walls.

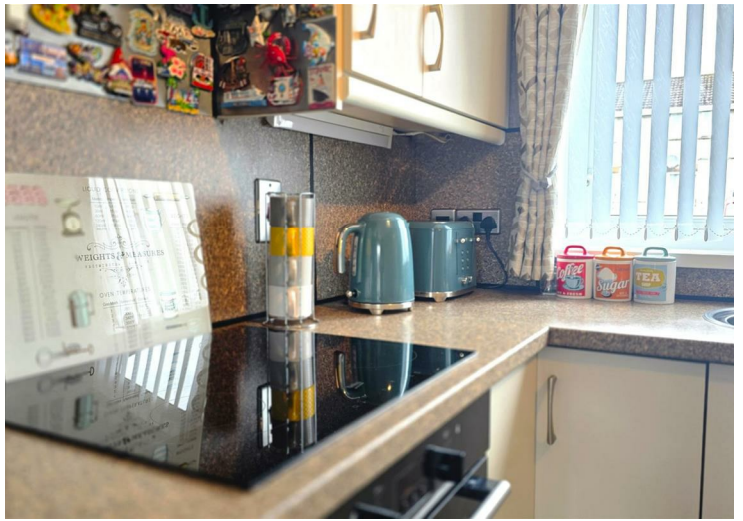
OUTSIDE

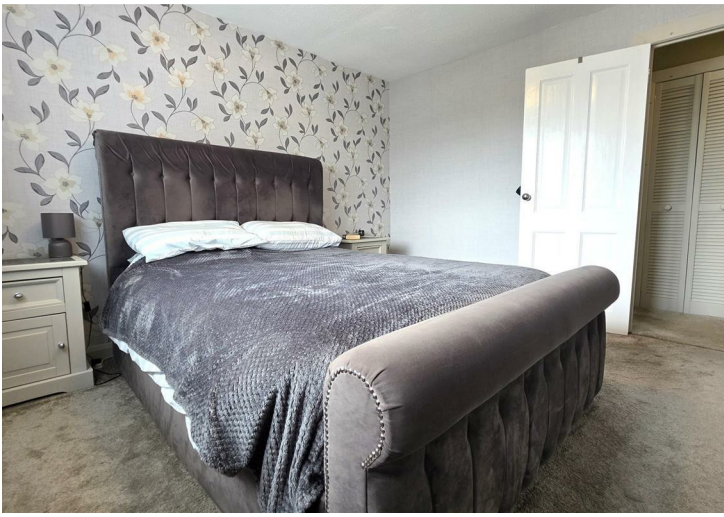
Gardens to the front side and rear. Fully closed rear garden with six foot privacy timber fencing. Paved patio with paved walkway bordered by neat lawn and mixed stone bedding leading to a further paved patio with polycarbonate awning. Outside shed and additional brick built storage house. Outside power sockets. Outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

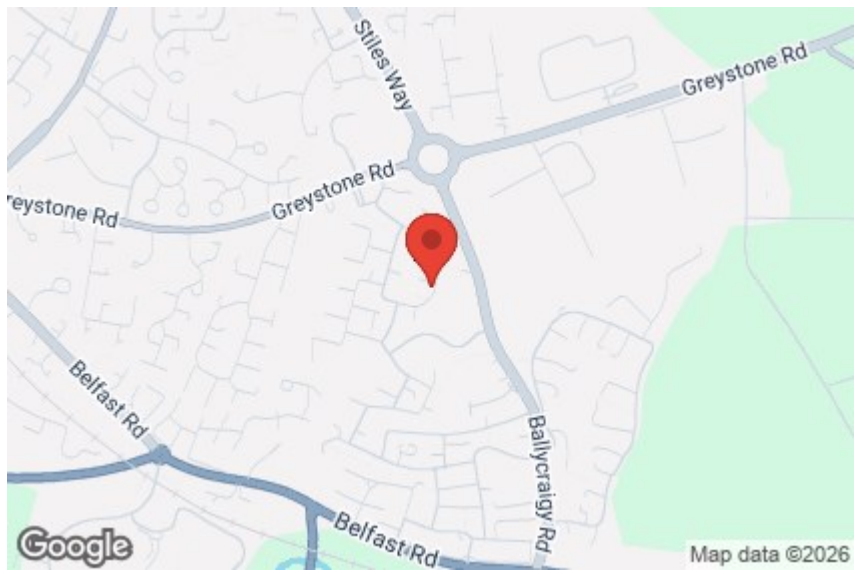
Please note, none of the services or appliances have been tested at this property.

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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