

10 Coyle Court, Antrim, BT41 1DH



**PRICE Offers Over
£194,950**

We are delighted to offer an incredibly rare opportunity to purchase this attractive and spacious end town house extending to 1175sq.ft. and set within an exclusive development on the Belfast Road, in close proximity to local amenities, public transport routes and main commuter networks. This beautifully presented property benefits from three generous bedrooms (Principal with ensuite), deluxe family bathroom, spacious lounge and a contemporary fitted kitchen open plan to informal dining area with sun annex. With the dwelling further boasting a ground floor WC, gas fired central heating and dedicated parking to the front for two cars, we highly recommend internal viewing to fully appreciate the extent of this exquisite property. Early viewing strongly recommended.

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12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with polished porcelain fully tiled floor / Staircase to first floor
- Ground floor W/C
- Generous 16'5" x 11'2" living room with wood laminate flooring
- Kitchen with informal dining open to sun annex / PVC double glazed French doors to rear
- Full range of off-white high and low level units / Integrated oven, gas hob, fridge, freezer, dishwasher and washing machine
- First floor land with storage / linen cupboard
- Three well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include panel bath with shower over
- PVC double glazed windows / Gas-fired central heating / PVC soffits and fascia boards
- Tarmac dedicated parking to front for two cars with additional communal parking / Fully enclosed garden to rear in neat lawn, paved patio and timber decking

ACCOMMODATION

OUTSIDE FRONT

Neat lawn. Off street parking for two cars and additional communal parking. Outside lighting.

ENTRANCE HALL

Composite door with sidelight to a wide and welcoming entrance hall with polished porcelain tiled flooring . Staircase, the first floor with moulded handrail and turned balustrading. Understairs storage. Electric meter cupboard. Single radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with chrome 'Monobloc' mixer tap and floor to ceiling tiled splashback. A low flush push button WC. Fully tiled flooring. Extractor fan. Single radiator.

LOUNGE

16'5" x 11'2" (5.00m x 3.40m)

Wood laminate flooring. Television and broadband points. Double radiator.

KITCHEN WITH INFORMAL DINING

18'7" x 15'3" (at max) (5.675 x 4.670 (at max))

Full range of high and low level off-white 'Shaker' style high and low level kitchen units with complimentary 'butcher bloc' effect work surfaces. Single drainer stainless sink unit with chrome mixer tap. Larder cupboard. Integrated wine wracks. Recently fitted 'Ideal' combi gas boiler. Integrated appliances to include a four ring gas hob, with tiled splashback and stainless steel pyramid style overhead extractor fan. A mid level combination oven and grill. A further high level combination microwave and grill. Fridge freezer. Dishwasher and washing machine. Low voltage down lighting. Fully tiled flooring. Double radiator. Open to;

GARDEN ROOM

12'6" x 8'6" (3.81m x 2.59m)

Fully tiled flooring. Dual aspect windows. Double radiator. PVC 'French' patio doors to the rear

FIRST FLOOR LANDING

Large linen cupboard with shelving. Access to partially floored loft.

PRINCIPAL BEDROOM

13'0" x 10'9" (at max) (3.975 x 3.279 (at max))

Integrated bedroom storage with sliding glass and mirror doors. Double radiator. Door to;

ENSUITE

Modern white suite comprising a wall to wall enclosed shower with mains shower, fully tiled splashback and partially glazed folding door. A half pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. A low flush push button WC. Fully tiled flooring. Low voltage downlighting. Extractor fan. Single radiator.

BEDROOM 2

10'9" x 10'8" (at max) (3.279 x 3.270 (at max))

Integrated bedroom storage furniture featuring drawers, cupboards and beside table. Single radiator

BEDROOM 3

9'4" x 7'6" (2.84m x 2.29m)

Integrated bedroom storage with sliding glass and mirror doors. Would laminate flooring. Single radiator.

FAMILY BATHROOM

9'6" x 5'7" (2.897 x 1.702)

Modern white suite comprising a panel bath with mains shower over, feature chrome mixer tap and fully tiled splashback. A half pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. A low flush push button WC. Fully tiled flooring. Low voltage downlighting. Extractor fan. Double radiator.

OUTSIDE REAR

A fully enclosed rear garden offering superb privacy. Six foot timber fencing perimeter and pedestrian gate to front. Paved patio area. Neat lawn. Further raised paved patio and raised timber decking with moulded, handrail and balustrading. Wall parameter to one side with stone bedding and mature shrubbery above. Outside tap, outside lighting and outside power.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS;

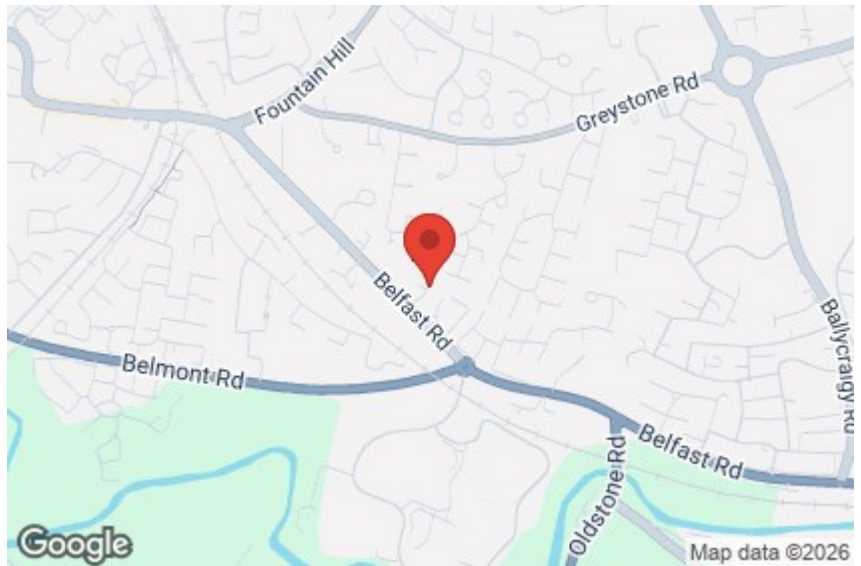
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

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



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