

**simonBRIEN**  
RESIDENTIAL

12 Fountain Lane,  
Antrim, BT41 1LX



Offers Around £155,000

Telephone 02890 668888  
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## KEY FEATURES

- Well Presented Three Bedroom Semi Detached Ideally Positioned in Antrim Town Centre
- Within Close Proximity to Antrim Town Centre, Randalstown and Templepatrick
- Close to Excellent Schools, Local Parks and Belfast International Airport
- Three Well Appointed Bedrooms
- Generous Hallway with Under Stairs Storage
- Open Plan Kitchen Diner with Excellent Range of Units and Space for Casual Dining
- French Doors to Separate Lounge
- Family Bathroom with White Suite
- Detached Garage with up and Over Door
- Enclosed Private Rear Garden with Southerly Aspect and Purpose Built Kennels
- Patio Driveway with off Street Parking for Three Cars
- Oil Fired Central Heating
- Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this fantastically proportioned three-bedroom semi-detached property ideally positioned in Antrim Town Centre. The location offers ease of access for the daily commuter and has excellent transport links to Antrim, Randalstown, Templepatrick and Central Belfast.

In short the property comprises of: reception hall with built in storage, separate living room with French doors to dining room, open plan kitchen diner with access to the rear garden, three well-appointed bedrooms and family bathroom with white suite.

The property further benefits from oil fired central heating, UPVC double glazing, patio driveway with off street parking for three cars, an extensive enclosed south facing rear garden with purpose-built kennels and a detached garage with up and over door.

With generously proportioned rooms providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

Hardwood double glazed front door with frosted glass insets and glass sidelight into reception hall with solid strip wooden flooring and understairs storage cupboard



## KITCHEN/DINER:

18' 3" x 11' 7" (5.56m x 3.53m)

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome tap, space for washing machine, dishwasher and free standing cooker. Built in extractor fan, tile splashback, solid strip wooden flooring, breakfast counter with space for fridge freezer, space for casual dining, hardwood double glazed access door to rear garden, French doors to lounge





**LOUNGE:**  
**13' 6" x 10' 7" (4.11m x 3.23m)**  
 Outlook to front, low voltage recessed spotlighting, solid strip wooden flooring, fireplace with slate hearth and recess



**FIRST FLOOR**

**LANDING:**  
 Picture window, built in hotpress with access to insulated copper cylinder, access hatch to roofspace

**FAMILY BATHROOM:**  
 White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and vanity unit, panelled bath with chrome mixer tap and telephone attachment, corner shower with glass sliding door, thermostatic control valve and telephone attachment, fully clad walls, laminate effect flooring, uPVC tongue and groove ceiling with low voltage recessed spotlighting and extractor fan



**BEDROOM (2):**  
**12' 0" x 10' 4" (3.66m x 3.15m)**  
 Outlook to rear



**BEDROOM (3):**  
**9' 4" x 6' 0" (2.84m x 1.83m)**  
 Outlook to front, built in storage



**BEDROOM (1):**  
**13' 9" x 9' 0" (4.19m x 2.74m)**

Outlook to front, built in slide robes with additional storage



**OUTSIDE**

Front- Driveway with off street parking for 2/3 cars, covered entrance porch

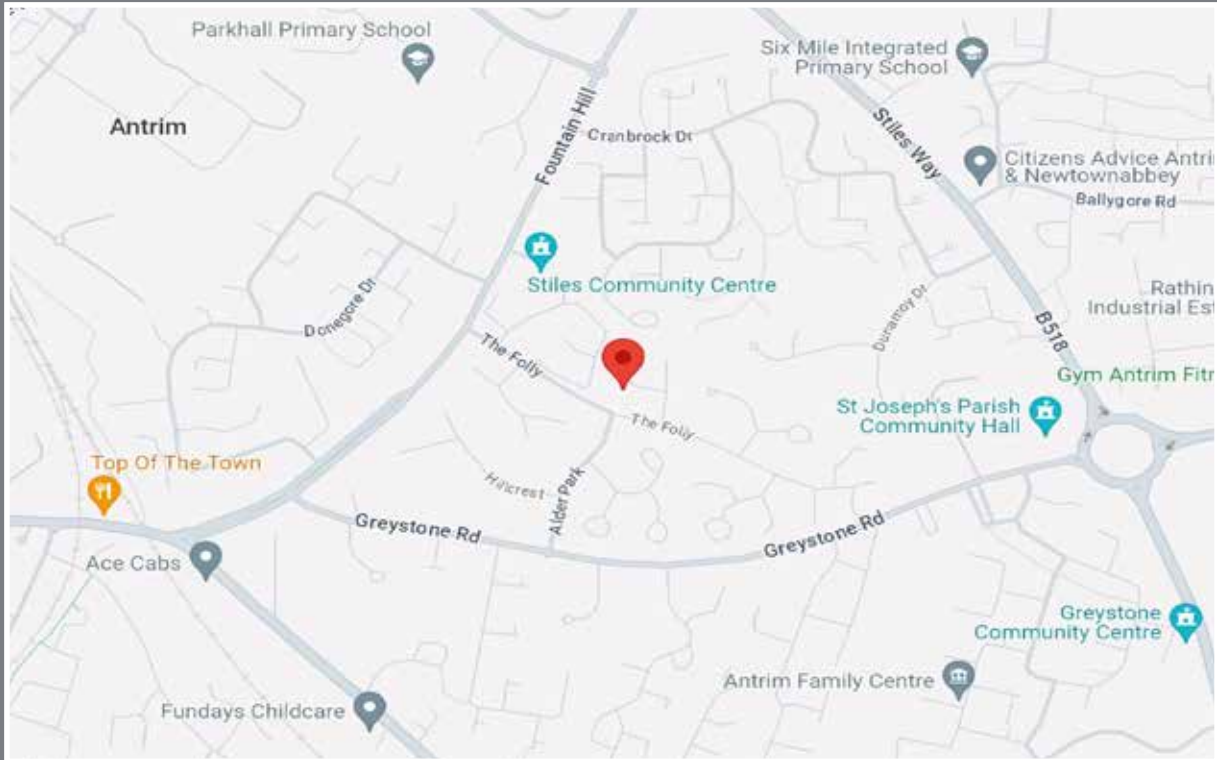
Rear - Extensive enclosed private rear garden, part patio, part laid in lawns with raised and covered decking area, bin storage, access gate to side, outside tap and light, detached garage, purpose built kennels with brick walls and cover

**DETACHED GARAGE:**  
**18' 2" x 10' 6" (5.54m x 3.2m)**

Metal up and over door, access to oil boiler,



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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