

27 The Cedars, Antrim, County Antrim, BT41 4LE



PRICE Offers Over £154,950

This is an excellent opportunity for the first time buyer and young family alike to purchase an exceptionally well presented three bedroom mid terraced house extending to approximately 1022sq.ft and occupying a prominent position with good sun orientation and open aspect to the front. Finished to a high standard throughout the property benefits from quality contemporary style high and low level units with integrated oven, hob, dishwasher, fridge and freezer together with a utility cupboard and ground floor W/C while the more generous first floor takes advantage of the additional floor space over the side entry to create three well proportioned bedrooms with an ensuite to the master bedroom. Coupled with the spacious family bathroom with four piece suite and the side by side car parking spaces for two cars this property is likely to appeal to a wide array of discerning purchasers. Early viewing strongly recommended.

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BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall / Staircase to first floor
- Living room with open fire and feature surround / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of contemporary style high and low level units / Integrated hob and electric combination oven and grill, dishwasher, fridge and freezer
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include panel bath and corner quadrant shower cubicle
- PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits
- Tarmac side by side parking to the front / Access to rear via shared entry / Fully enclosed garden to rear / Open aspect to front
- Ideal opportunity for the first time buyer and families alike

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with moulded handrail. Single radiator.

LIVING ROOM

14'9" x 11'8" (at max) (4.52 x 3.58 (at max))

Open fire with painted wood decorative surround and part polished cast iron inset. slate effect tiled hearth. Wood laminate flooring. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

15'1" x 10'2" (4.62 x 3.10)

Full range of recently fitted contemporary style high and low level units with chrome handles, complimentary worktops and 'subway' style splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Four ring halogen hob with black steel/glass overhead extractor fan. Integrated low level combination oven/grill. integrated dishwasher and fridge freezer. Low voltage downlights. Fully tiled floor. Double radiator. PVC French double doors to rear.

UTILITY CUPBOARD

Fully tiled floor. Plumbed for washing machine.

GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with mixer taps and tiled splashback. Fully tiled floor. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Hot press with pressurised water tank. Shelving above. Access to loft.

BEDROOM 1

13'3" x 12'11" (at max) (4.04 x 3.96 (at max))

Integrated sliding wardrobe. Double radiator.

EN-SUITE

Modern white suite comprising low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splashback. Fully tiled shower cubicle with thermostatic unit and sliding glazed door. Extractor fan. Fully tiled floor. Single radiator.

BEDROOM 2

11'6" x 10'7" (3.53 x 3.25)

Single radiator

BEDROOM 3

8'11" x 7'10" (2.72 x 2.39)

Double radiator

BATHROOM

8'9" x 7'6" (at max) (2.67 x 2.29 (at max))

Modern white suite comprising panelled bath with mixer taps and tiled splashback. Low flush push button W/C and pedestal wash hand basin with mixer tap and tiled splashback. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Extractor fan. Chrome heated towel rail.

OUTSIDE

Tarmac drive with side by side parking for two cars. Paved pathway to front and through open access to rear. Timber pedestrian gate to:

Fully enclosed south facing rear garden in paved patio, railway sleeper edging and gardens in neat lawn. PVC oil tank. Prefabricated oil-boiler house. 6Ft timber fencing. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

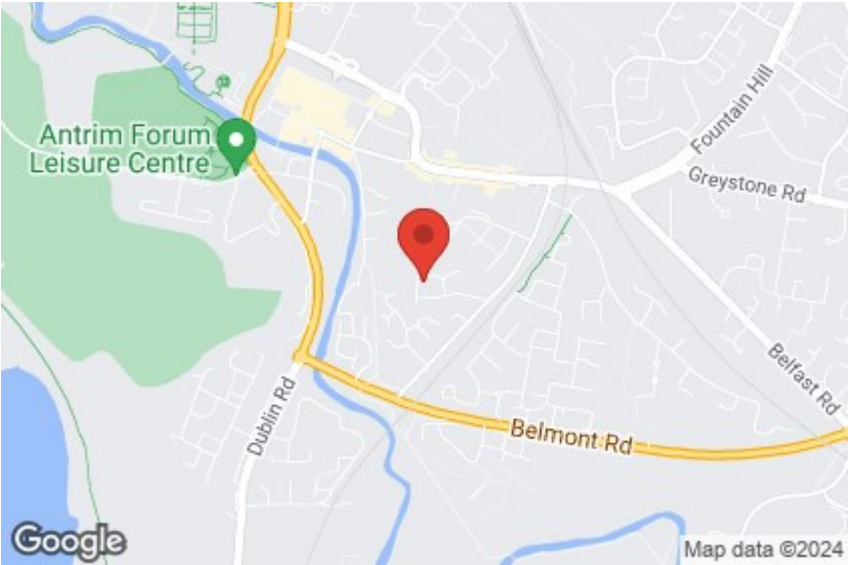
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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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