

## 35 Seacash Drive, Antrim, County Antrim, BT41 1AU



### PRICE Offers Over £119,950

This is an excellent opportunity for all first time buyers and investors alike to purchase a well presented three bedroom end terrace house occupying a superb position with open outlook to the adjoining green area. Benefiting from PVC double glazed windows and external doors together with oil-fired central heating and a detached garage, this property is likely to appeal to a wide variety of discerning purchasers.

Only on full internal inspection can one appreciate the potential of this excellent family home. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'3 x 14' with glass fronted fire / Wood laminate floor
- Kitchen with informal dining area / Full range of mid oak high and low level units / Space for cooker / Semi-integrated dish washer
- First floor landing
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with white suite to include panel bath with electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Detached garage with roller shutter door
- Superb end terraced position with excellent sun orientation
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Over soffits and fascia boards. Double glazed windows and external doors.;

### ENTRANCE HALL

PVC double glazed front door to entrance hall. Wood laminate floor. Stair case to first floor. Single radiator.

### OUTSIDE FRONT

Fully enclosed front garden with four foot to six foot timber fencing. Cast iron pedestrian gate to front. Mix stone bedding. Paved pathway to front door. Side access to rear.

### LIVINGROOM

**14'4" x 14'0" (4.381 x 4.283)**

(at max) Feature enclosed fire with tiled hearth and back boiler. Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**17'4" x 10'2" (5.297 x 3.108)**

Full range of high and low level mid grey "Shaker" style kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with concealed over head extractor fan, low level combination oven/grill. Space for fridge freezer, dish washer, washing machine and tumble dryer. Large under stairs storage cupboard. Wood laminate floor. Single radiator. Double glazed PVC door to rear.



## FIRST FLOOR LANDING

Access to loft. Hot-press with insulated copper cylinder.

## BEDROOM 1

11'0" x 10'2" (3.364 x 3.102)

Integrated storage cupboard. Wood laminate floor. Single radiator.

## BEDROOM 2

12'1" x 8'10" (3.687 x 2.693)

Integrated storage cupboard. Wood laminate floor. Single radiator.

## BEDROOM 3

9'1" x 8'5" (2.792 x 2.575)

Integrated storage cupboard. Wood laminate floor. Single radiator.

## BATHROOM

6'3" x 3'5" (1.906 x 1.067)

Modern white suite comprising a panelled bath with chrome mixer tap and "Aqualissa" electric shower over with glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Partially tiled walls. Chrome towel radiator.

## OUTSIDE

Fully enclosed and fully paved rear garden with timber fencing and gate allowing access for up to two cars. Pedestrian gate to side. Outside tap and light. PVC oil tank.

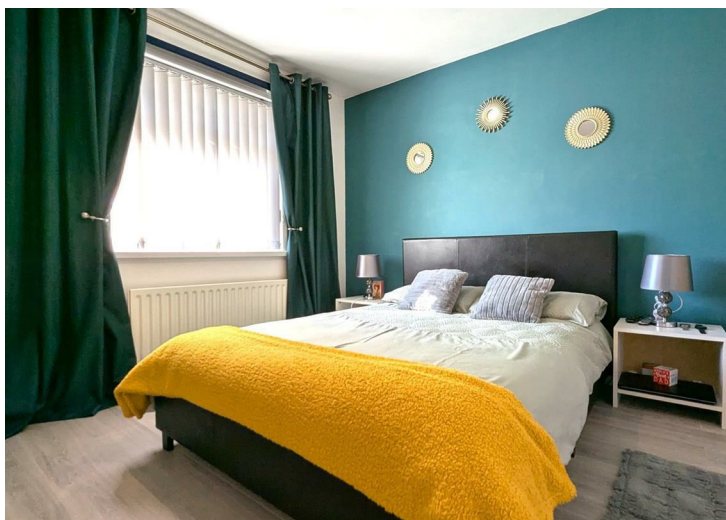
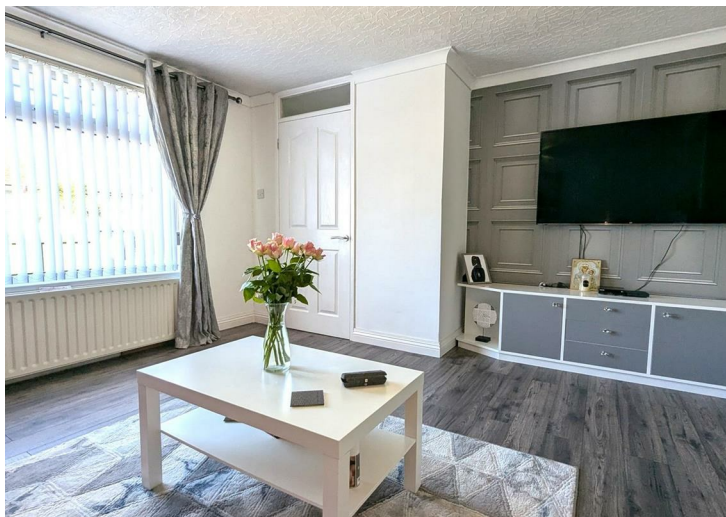
## DETACHED GARAGE

14'5" x 10'6" (4.419 x 3.223)

Electric roller shutter door. Full electrics and light. Door to oil fired boiler.

## 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) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(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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