

## 47 The Cedars, Antrim, BT41 4LE



### PRICE Offers Over £179,950

This is a superb opportunity to purchase a well appointed and deceptively spacious three bedroom semi-detached house with ensuite to the principle bedroom and ground floor W/C occupying a prime position within this sought after residential location close to Antrim town and all local amenities. Benefiting from

PVC double glazed windows and external doors to include French doors from the informal dining area together with oil-fired central heating and PVC fascia and soffits, this superb family home also boasts a full range of beech effect "Shaker" style kitchen units and integrated oven, hob, fridge and freezer. With the added benefit of a ground floor W/C, ensuite and family bathroom this property should appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with grey wood effect laminate floor / Staircase to first floor / Small understair storage cupboard
- Ground floor W/C with modern white suite and gable side window
- Living room 16'4 x 12'5 with open fire, wooden surround and part polished cast iron inset
- Kitchen with informal dining area / PVC double glazed French doors to rear / Utility area with part double glazed side door
- First floor landing with access to loft / Hotpress with pressurised water tank
- Three well proportioned bedrooms / Principle with ensuite shower room
- Bathroom with modern white suite to include panel bath and separate fully tiled shower cubicle and thermostatic shower unit
- Tarmac driveway to side with off-street parking for two cars / Gardens to front and rear in lawn
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Superb location with open aspect to the front and views of All Saints Church spire / Excellent sun orientation

## ACCOMMODATION

PVC double glazed and leaded glass entrance door and double glazed sidelight to;

### ENTRANCE HALL

Grey wood effect wood laminate floor. Single radiator. Small understair storage cupboard.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Gable side window. Single radiator.

### LIVING ROOM

**16'4 x 12'5 (4.98m x 3.78m)**

Open fire with feature wooden surround, part polished cast iron inset and slate tiled hearth. Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING

**15'8 x 13'1 (4.78m x 3.99m)**

(max) Full range of beech effect "Shaker" style high and low level units with short chrome handles and contrasting worksurfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor and low level combination oven and grill. Integrated fridge and freezer. Grey wood effect wood laminate floor. PVC double glazed French doors to rear. Open to;

### UTILITY AREA

**7'1 x 2'11 (2.16m x 0.89m)**

Plumbed for washing machine and space for dryer. Grey wood effect wood laminate floor. PVC double glazed door to side.

## FIRST FLOOR LANDING

Access to loft. Hotpress with pressurised water tank.

## BEDROOM 1

13'8 x 10'10 (4.17m x 3.30m)

TV point. Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled shower cubicle with thermostatic shower unit and pivot and slide cubicle door. Extractor fan. Single radiator.

## BEDROOM 2

12'4 x 8'5 (3.76m x 2.57m)

plus built-in wardrobe. TV point. Double radiator.

## BEDROOM 3

9'8 x 7'10 (2.95m x 2.39m)

TV point. Double radiator.

## BATHROOM

10'1 x 8'5 (3.07m x 2.57m)

Modern white suite comprising panel bath with mixer taps and tiled splash back. Push button low flush W/C and pedestal wash hand basin with mixer taps and tiled splash back. Fully tiled shower cubicle with thermostatic shower unit and pivot and slide cubicle door. Extractor fan. White heated towel rail.

## OUTSIDE

Garden to front in neat lawn with tarmac drive to side providing off-street parking for two cars. 6Ft. timber fencing and pedestrian gate to;

Fully enclosed rear garden in lawn. Paved pathway and timber fencing. Galvanised prefabricated oil-fired boiler house and PVC tank. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

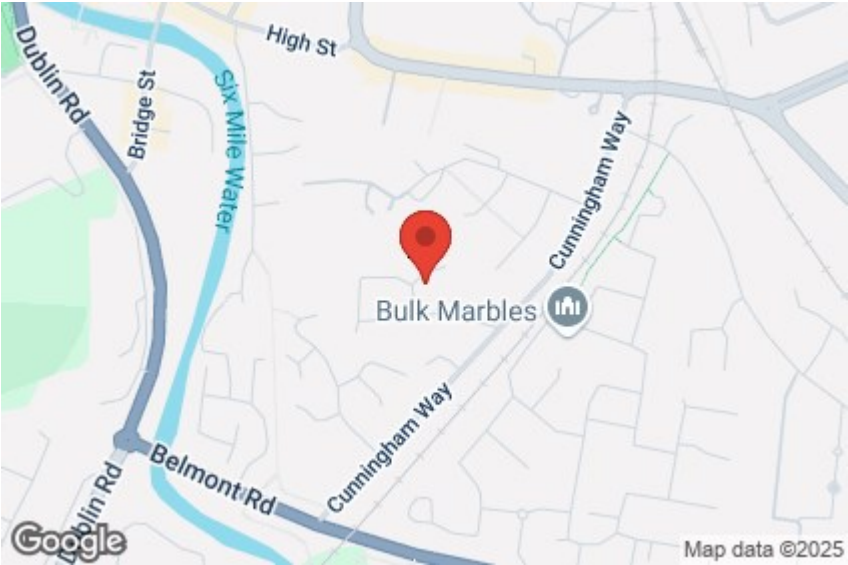
Please note, none of the services or appliances have been tested at this property and property boundaries are for illustrative purposes only





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(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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