



14 Edgewood Court, Antrim, BT41 4PG

- Well Presented Detached
- Lounge; Open Fire
- Modern Fitted Kitchen
- Fully Tiled Family Bathroom; Four Piece Suite
- Private Driveway; Integral Garage
- Five Bedrooms; Principal En Suite
- Family Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Landscaped Gardens; Convenient Location

Offers Over £285,000

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to integral garage.

#### LOUNGE 15'8" x 12'7" (wps)

Dual aspect windows. Open fire in cast iron fireplace with granite hearth and timber surround.

#### FAMILY THROUGH DINING ROOM 19'6" x 9'8"

Wood laminate floor covering. PVC double glazed French doors to rear garden. Open through to:

#### KITCHEN WITH INFORMAL DINING AREA 13'5" x 11'1"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect melamine work surface. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Range of integrated Neff appliances, comprising gas hob, double oven and dishwasher. Stainless steel splash back with extractor hood over. Integrated under counter fridge. Glass fronted display cabinets. Splash back tiling to walls. Tiled floor.



### **UTILITY ROOM 8'7" x 8'4"**

Range of high and low level fitted storage units with contrasting, granite effect melamine work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for automatic washing machine. Space for fridge freezer. Splash back tiling to walls. Tiled floor. PVC double glazed door to rear garden.

### **FURNISHED CLOAKROOM**

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Access to shelved hot press and roof space.

#### **PRINCIPAL BEDROOM 18'9" x 12'4" (plus bay)**

Dual aspect windows. Wood laminate floor covering.

#### **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink. Wood laminate floor covering.

#### **BEDROOM 2 15'5" x 10'0" (wps)**

Wood laminate floor covering.

#### **BEDROOM 3 10'7" x 9'11"**

#### **BEDROOM 4 10'6" x 9'11"**

Wood laminate floor covering.

#### **BEDROOM 5 10'6" x 9'4"**

Wood laminate floor covering.

#### **FULLY TILED FAMILY BATHROOM**

White, four piece suite comprising freestanding claw foot bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower.

#### **EXTERNAL**

Generous sized private driveway area, finished in tarmac.

Landscaped front garden, finished in brick pavior, decorative stone and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, paved patio areas, timber decking, with tarmac service area to side.

Outside tap.

PVC oil storage tank.

Boiler house with oil fired central heating boiler.

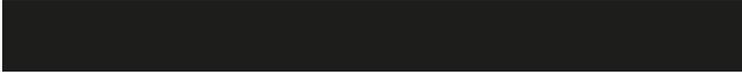
#### **INTEGRAL GARAGE 19'3" x 12'5"**

PVC coated, roller shutter door. Separate service door to entrance hall. Power and light.

#### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





*Well presented, five bedroom, detached family home, occupying a fully landscaped, end of cul-de-sac site, within the well sought after, Edgewood Court development, Moylena Road, Antrim. The property comprises entrance hall, lounge with open fire, family through dining room, open through to kitchen, modern fitted kitchen with matching island, utility room, furnished cloakroom, five well-proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and fully tiled, family bathroom with four piece suite. Externally, the property enjoys landscaped gardens front and rear, generous sized private driveway, and integral garage. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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