

## 12 The Cedars, Antrim, BT41 4LE



### PRICE Offers Over £214,950

This is a superb opportunity to purchase an exceptionally well presented three bedroom semi-detached house with ensuite and sunroom situated in the ever popular Cedars development on the outskirts of the town centre close to all local amenities and transport facilities. Finished to a high standard throughout, the property boasts a quality fitted kitchen finished in cream coloured "Shaker" style with range of integrated appliances together with generous sunroom, a ground floor W/C, ensuite to the master bedroom and quality family bathroom suite. In addition to the PVC double glazed windows, entrance door and "French" doors, the property also benefits from oil-fired central heating and has the added bonus off-street parking and a detached storage shed.

Situated on a superb corner site, this deceptively spacious property extends to approximately 1411sq.ft. to include the sunroom and offers generous well proportioned family accommodation at an affordable price.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 20'3 x 13'1 (into bay) with feature fireplace
- Kitchen with informal dining area 20'3 x 11'6
- Full range of cream coloured "Shaker" style high and low level units / Integrated double oven, gas hob, fridge, freezer and dishwasher
- Part glazed French doors to Sunroom 13'4 x 11'6 with semi-vaulted ceiling
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite comprising panel bath and separate shower cubicle
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Excellent opportunity for First Time Buyer's and young families alike

## ACCOMMODATION

PVC double glazed entrance door and double glazed side light to:

### ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with painted pine moulded hand rail and straight balustrade. Under stair storage.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps, tiled splash back and storage below. Fully tiled floor. Extractor fan. Single radiator.

### LIVING ROOM

**20'3 x 13'1 (6.17m x 3.99m)**

(into bay) Open fire with feature painted surround and polished granite inset and hearth. Dual aspect windows. Two double radiators.

### KITCHEN INTO INFORMAL DINING ROOM

**20'3 x 11'6 (6.17m x 3.51m)**

Full range of cream coloured "Shaker" style high and low level units with wood trim, glazed display cabinet and short chrome handles. Contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated five ring gas hob with stainless steel over head pyramid style extractor fan. Mid level double oven. Integrated dish washer, fridge and freezer. Fully tiled floor and part tiled walls to work surfaces. Double radiator. Part glazed French doors to:

### SUN ROOM

**13'4 x 11'6 (4.06m x 3.51m)**

Semi vaulted ceiling finished in painted wood strip. Double glazed "Keylite" roof lights. Directional spotlights. PVC double glazed windows and French doors. Fully tiled floor. Two double radiators.

## FIRST FLOOR LANDING

Access to partially floored loft via fold out wooden ladder.  
Storage cupboard.

## BEDROOM 1

11'7 x 10'8 (3.53m x 3.25m)

Built-in wardrobe. Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and storage below. Fully tiled corner quadrant shower cubicle with thermostatic shower unit comprising fixed drench head and hand held shower. Sliding cubicle doors. Half tiled walls. Shaver point. Extractor fan. Fully tiled floor. Single radiator.

## BEDROOM 2

11'7 x 10'1 (3.53m x 3.07m)

Full wall of built-in beech effect "Shaker" style wardrobes with inset mirrors and low level vanity unit with drawers and matching bedside cabinet. Dual aspect windows. Single radiator.

## BEDROOM 3

11'7 x 9'9 (3.53m x 2.97m)

Full range of built-in beech effect "Shaker" style wardrobes with short chrome handles and inset mirrors. Single radiator.

## BATHROOM

11'8 x 9'1 (3.56m x 2.77m)

Modern white suite comprising panelled bath with mixer taps. Push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer taps and storage below. Fully tiled corner quadrant shower cubicle with thermostatic unit, fixed drench head and hand held shower unit. Sliding cubicle doors. Half tiled walls. Wood laminate floor. Polished chrome heated towel rail. Hot press with pressurised water tank. Shelving above.

## OUTSIDE

Small garden to front and side in neat lawn and paved pathway. Tarmac off street parking for 2 cars. 6Ft. timber fencing and pedestrian gate to fully enclosed yard to front and side in paved patio and pink stone display edging. Large covered area to side. Feature retaining wall to raised area well stocked in plants. 6Ft. timber party fence. PVC oil tank.

## DETACHED STORE

9'1 x 5'7 (2.77m x 1.70m)

Power and light. Oil-fired boiler.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

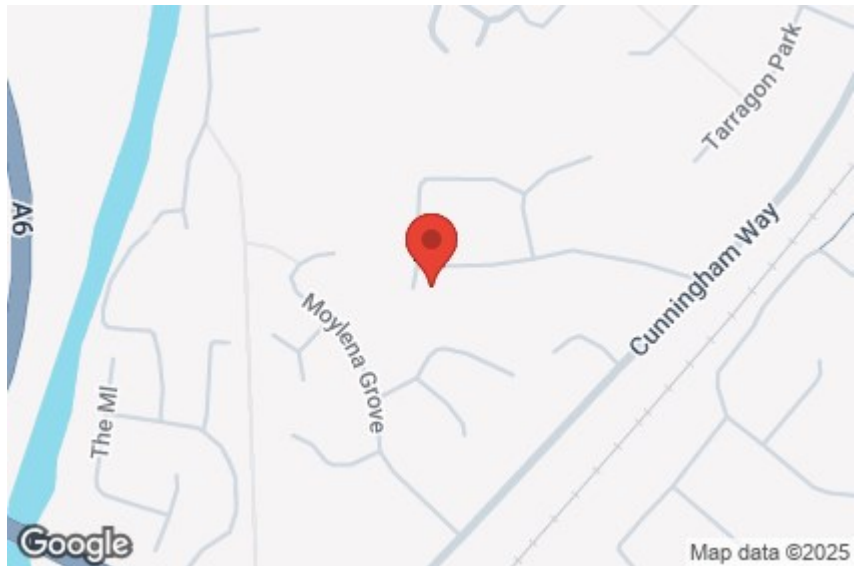
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>72</b>
(55-68) <b>D</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	



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