

## 14 Riverside, Antrim, BT41 4BH



### PRICE Offers Over £114,950

We are delighted to offer for sale 14 Riverside.

A charming two-bedroom cottage nestled within the highly sought-after Riverside conservation area. Perfectly positioned to enjoy excellent sun orientation, this delightful home boasts a private terrace offering breath taking views over the Six Mile Water River.

Inside, the accommodation comprises two bedrooms, a three-piece bathroom with bath and shower over, a cosy lounge, and a generous kitchen with space for informal dining. Combining character, comfort, and a picturesque setting, this home offers a rare opportunity to embrace tranquil riverside living while also benefitting from being walking distance to local shopping and transport facilities.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with wood laminate flooring
- Living room 16'6" x 9'10" (max)
- Kitchen with Full range of Shaker style mid oak units
- Integrated oven and hob
- Two bedrooms
- Bathroom with white suite to include panel bath with thermostatic shower over
- PVC double glazed windows / Gas-fired central heating
- Enclosed rear yard with superb views over the Six Mile Water
- Close to local amenities and transport facilities

## ACCOMMODATION

### ENTRANCE HALL

Wood laminate floor. Leading to:

### BEDROOM 2

**10'8" x 8'5" (3.262 x 2.587)**  
(at max) Single radiator.

### LIVING ROOM

**16'6" x 9'10" (5.049 x 3.004)**  
(at max) Wood laminate flooring. Feature open fireplace (Decorative only). Double radiator.

### BEDROOM 1

**9'6" x 7'5" (2.900 x 2.263)**  
(at max) Single radiator.

### REAR HALL

Wood laminate flooring. Access to rear garden. Leading to:



## BATHROOM

8'1" x 5'9" (2.477 x 1.774)

White suite comprising tiled panel bath with "Creda" thermostatic shower over with rainfall shower head and centered feature chrome mixer tap. Glass feature wall mounted sink unit with chrome mixer tap and shelved storage below. Low flush push button WC. Hot press storage with gas boiler. Partially tiled walls. Fully tiled floor. Double radiator.

## KITCHEN INTO INFORMAL DINING

11'4" x 7'9" (3.470 x 2.386)

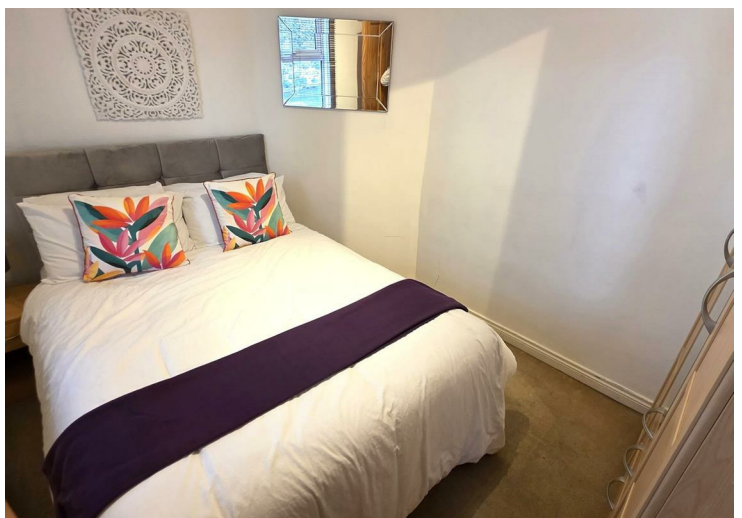
Full range of Shaker style mid oak units with integrated fridge freezer. Integrated low level combination oven and grill. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Contrasting work tops and splash back tiling. Space for washing machine. Double radiator.

## OUTSIDE REAR

Enclosed rear garden with patio area overlooking the historic "Massereene Bridge".

## IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS

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

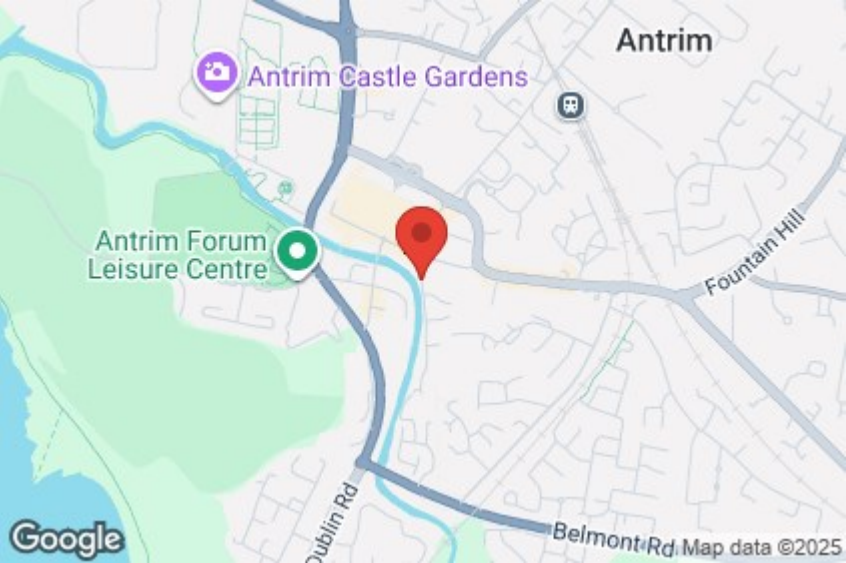






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	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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