

## 19 Edgewood Court, Antrim, BT41 4PG



### PRICE Offers Over £299,950

This is an excellent opportunity to purchase an exceptionally well presented five bedroom detached house with two plus reception rooms and ensuites to the former master bedroom on the first floor together with the new master bedroom on the converted second floor. Beautifully presented throughout this superb detached home is located in the ever popular Edgewood Court development just off the Moylena Road on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Benefitting from a utility room, ground floor W/C, five bedrooms (two with ensuite shower rooms and W/C) and a detached garage, this property is likely to appeal to those looking for a quality family home with excellent sun orientation and exceptional views to the rear.

Only on full internal viewing can one begin to appreciate the quality of this exceptional family home. Early viewing strongly recommended.

Please note, contents and furnishings may be available via separate negotiation.

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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803





## FEATURES

- Spacious entrance hall with solid wood floor and staircase to first floor
- Lounge with feature fireplace and dual aspect windows
- Livingroom with solid wood floor
- Kitchen with informal dining area / Full range of beech wood 'Shaker' style high and low level units
- Integrated fridge and freezer / Utility room with matching units
- Five well proportioned bedrooms / One with access to hot press / Two with ensuite shower rooms
- PVC double glazed windows / Oil-fired central heating
- Tegula brick driveway to detached garage with electrically operated roller shutter door
- Beautifully landscaped gardens to front / Fully enclosed and recently paved garden to rear with stunning aluminium/glass veranda providing excellent sun orientation and privacy
- Please be aware a majority of furnishings can be discussed as part of the sale

## ACCOMMODATION

### FEATURES

### ACCOMMODATION

Oak effect PVC double glazed entrance door to;

### ENTRANCE HALL

Single radiator. Understair storage. Staircase to first floor with moulded hand rail and turned balustrade. Solid wood floor. Single radiator.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "metro" style tiled splash back. Wood effect fully tiled floor. Single radiator.

### LOUNGE

**14'9" x 9'8" (4.50 x 2.95)**

Open fire with feature polished sandstone effect surround, part polished cast iron inset and polished granite hearth. Solid wood floor. Dual aspect windows. Double radiator.

### LIVING ROOM

**10'8" x 9'8" (3.25 x 2.95)**

Solid wood floor. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**20'3" x 13'10" (6.17 x 4.22)**

(max) Full range of beech wood "Shaker" style high and low level units with long chrome handles. Matching low level units with adjoining slide out wicker baskets. Contrasting work surfaces with matching upstand. 11/4 bowl single drainer stainless steel sink unit with antique style mixer taps. Space for range style cooker (plumbed for gas) with wide, stainless steel pyramid style extractor canopy. Stainless steel splash back. Integrated fridge and freezer. Space for recessed microwave. Plumbed for dishwasher. Fully tiled floor. Low voltage downlights. Double radiator and single radiator. Part bevelled glass door to entrance hall. Dual aspect windows. Door to;

### UTILITY ROOM

**6'8" x 6'5" (2.03 x 1.96)**

Matching low level beech wood "Shaker" style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Partially tiled walls to work surfaces. Solid wood floor. Single radiator. Oak effect PVC double glazed door to rear.



## FIRST FLOOR LANDING

Staircase to second floor with moulded handrail and turned balustrading. Feature bullet lighting to stairs. Single radiator.

## BEDROOM 2

11'6" x 9'7" (3.51 x 2.92)

Single radiator. Wood laminate floor.

## ENSUITE

Modern white victorain style suite comprising low flush W/C, pedestal wash hand basin and fully tiled shower cubicle with 'Newteam' electric shower unit. Pivot and slide door. Extractor fan. Shaver point. Wood laminate floor. Single radiator.

## BEDROOM 3

12'1" x 9'9" (3.68 x 2.97)

Views towards Lough Neagh and the Sperrin Mountains. Wood laminate floor. Single radiator.

## BEDROOM 4

10'10" x 8'11" (3.30 x 2.72)

Views towards Lough Neagh and the Sperrin Mountains. Single radiator. Wood laminate floor

## BEDROOM 5

8'11" x 6'9" (2.72 x 2.06)

Single radiator. Wood laminate floor. Access to hot press with insulated copper cylinder and "Willis" type immersion heater.

## BATHROOM

9'9" x 7'10" (2.97 x 2.39)

Modern white victorian style suite comprising free standing roll top, ball and claw bath with antique style telephone hand shower. Low flush W/C, and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with antique style power shower unit comprising fixed drench head and handheld shower. Sliding cubicle doors. Double radiator. Extractor fan. Woodgrain effect fully tiled floor.

## SECOND FLOOR LANDING

Double glazed "Velux" roof light. Low voltage down lights.

## BEDROOM 1

14'3" x 14'3" (4.34 x 4.34)

Wood laminate floor. Double radiator. Access to under eaves storage and fire escape window. 2 No. Double glazed "Velux" roof lights with superb views. Polished chrome low voltage down lights.

## ENSUITE

Modern white suite comprising push button low flush W/C. Pedestal wash hand basin with tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit comprising fixed head and hand held shower. Sliding cubicle doors. Low voltage down lights. Extractor fan. "Velux" double glazed roof light. Tiled effect floor. Single radiator.

## OUTSIDE

Garden in neat lawn. Paved pathway to front and side with timber pedestrian gateway. Recently tarmacked drive with off-street parking for 2 plus cars. Access to;

## DETACHED GARAGE

19'11" x 12'8" (6.07 x 3.86)

Remote electrically operated roller shutter door. Power and light. Oil-fired boiler. PVC double glazed window to side. Service door to side accessing;

Stunning recently installed Powder coated aluminium veranda with sliding glass doors. Fully enclosed and recently paved rear yard. Timber fencing. PVC tank. Outside tap and lighting.

## IMPORTANT NOTE TO ALL PURCHASERS:

Please note we have not tested any of the systems or appliances at this property.

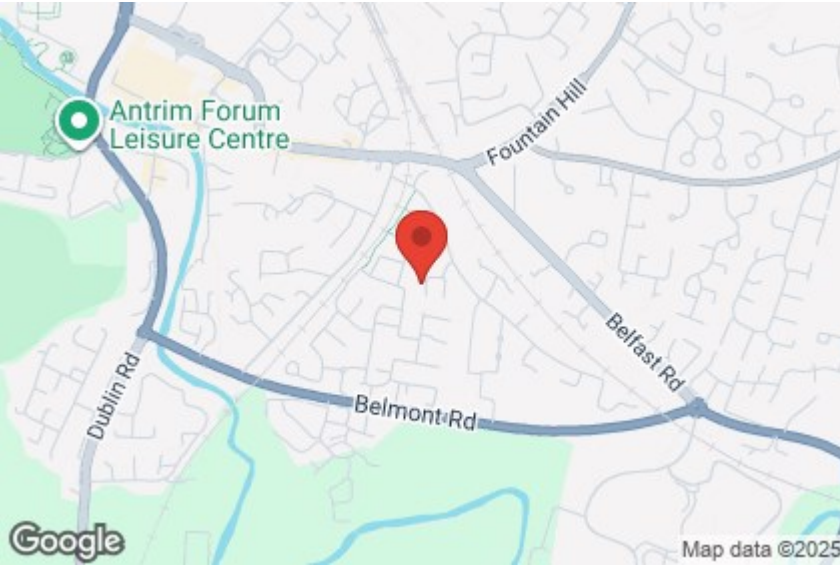






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</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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