

24 The Cedars, Antrim, County Antrim, BT41 4LE



PRICE Offers Over £189,950

We are delighted to offer for sale 24 The Cedars, Antrim. A well-presented three-bedroom semi-detached home occupying a prime position within this much sought-after development, enjoying an open aspect to the front and a private, enclosed rear garden with excellent sun orientation.

Conveniently located close to Antrim Town Centre, local amenities and transport links, the property has been thoughtfully finished throughout. Internally, the accommodation comprises a spacious living room with open fire, a stylish two-tone Shaker-style kitchen with a range of integrated appliances, and a separate utility area suitable for both a washing machine and tumble dryer. A convenient ground-floor WC completes the ground floor.

On the first floor, there are three generous bedrooms, including a principal bedroom with ensuite shower room and a second bedroom benefiting from integrated storage. These are complemented by a modern four-piece family bathroom featuring a panelled bath and separate enclosed shower.

Likely to appeal to a wide range of discerning purchasers, early viewing is highly recommended to fully appreciate the quality and setting of this attractive home.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Ground floor W/C
- Living room with open fire and feature surround / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear / Access to utility store
- Range of two tone 'Shaker' style kitchen units / Integrated gas hob, electric oven, fridge, freezer and dishwasher
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include panel bath and separate shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating
- Tarmac drive with side by side parking for two cars
- Fully enclosed garden to rear with excellent sun orientation and privacy

ACCOMMODATION

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

ENTRANCE HALL

Wood laminate floor. Staircase to first floor with moulded hand rail and straight balustrade. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splash back. Fully tiled floor. Single radiator.

LIVINGROOM

16'5 x 12 (5.00m x 3.66m)

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

KITCHEN WITH INFORMAL DINING AREA

15'6 x 13'1 (4.72m x 3.99m)

Full range of two tone 'Shaker' style high and low level units with contrasting work surfaces and complimentary splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated 4 ring gas hob with stainless steel pyramid style stainless steel overhead extractor fan. Low level combination oven and grill and Integrated fridge, freezer and dishwasher. Fully tiled floor. PVC double glazed French doors to rear. Double radiator. Open to;

UTILITY STORE

Single drainer sink unit with black mixer tap. Plumbed for washing machine. Fully tiled floor. PVC double glazed door to side.

FIRST FLOOR LANDING

Access to partially floored loft with lighting and drop down ladder. Hot press with pressurised water tank and shelving above.

BEDROOM 1

13'9 x 10'8 (4.19m x 3.25m)

USB plug sockets. Single radiator.

ENSUITE

Modern white suite comprising fully tiled shower cubicle with thermostatic shower unit. Pivot and slide door. Low flush W/C and pedestal wash hand basin with 'monobloc' mixer tap and tiled splash back. Graphite heated towel rail. Fully tiled floor.

BEDROOM 2

12'5 x 8'5 (3.78m x 2.57m)

Double doors to built-in wardrobe. Single radiator.

BEDROOM 3

10'1 x 7'10 (3.07m x 2.39m)

Double radiator.

BATHROOM

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

Modern white suite comprising panel bath with mixer taps and shower attachment. Low flush push button W/C and pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Fully tiled shower cubicle with mixer unit and pivot and slide doors. Part tiled walls to bath area and splash back to pedestal wash hand basin. Fully tiled floor. Chrome heated towel rail.

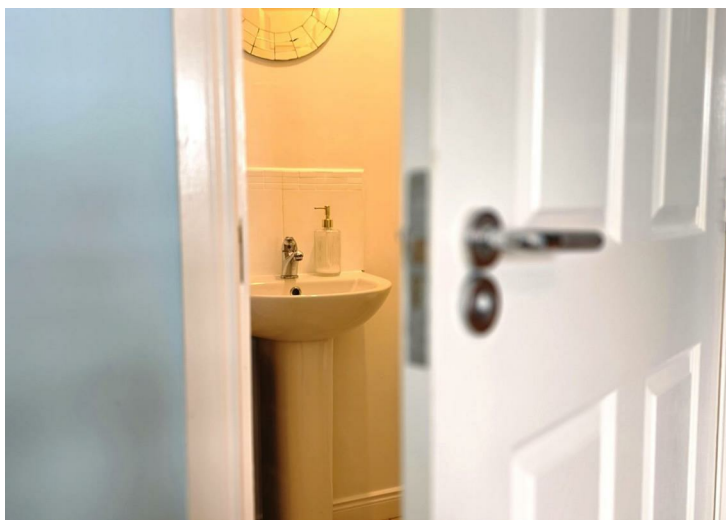
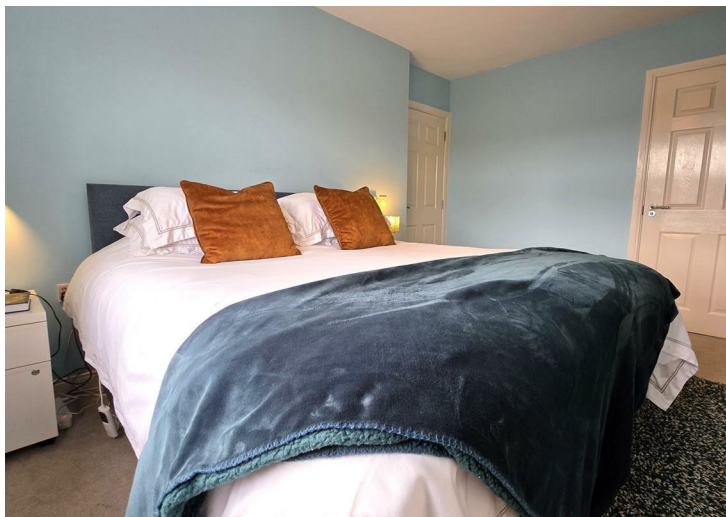
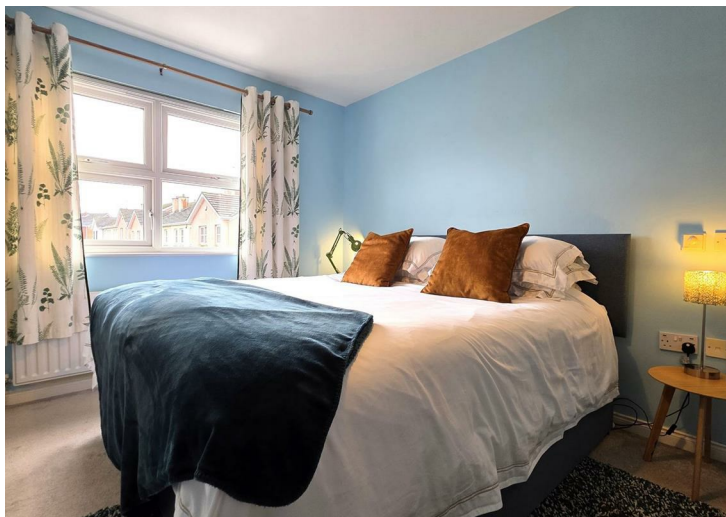
OUTSIDE

Tarmac drive to front with side by side parking for two cars. Well stocked pink stone display area. Paved pathway to front and side. Timber pedestrian gate and paved pathway to side. Fully enclosed garden with superb sun orientation and privacy to rear in neat lawn and pink stone display. Access to bin enclosure and PVC tank. Open fronted covered lean-to storage area with access to front. Prefabricated oil-fired boiler house. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note that none of the appliances have been tested at this property.

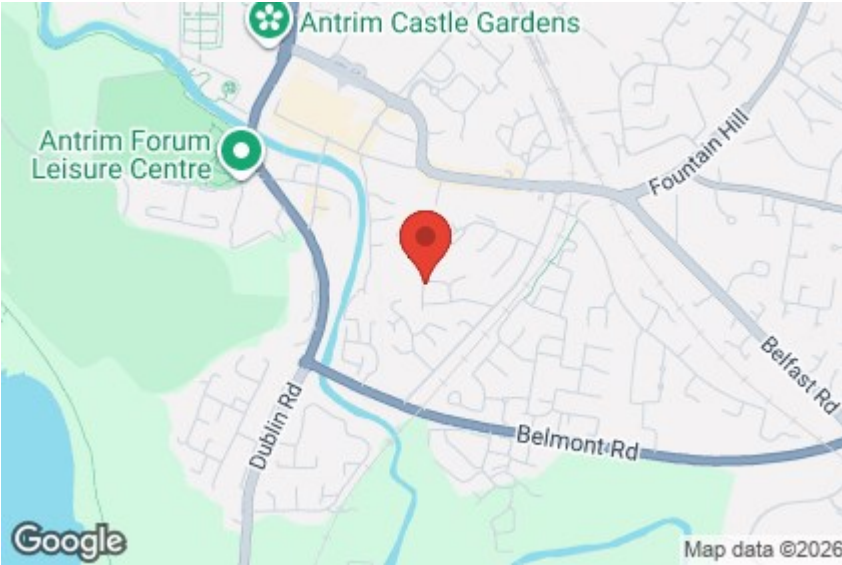
Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

