

10 The Cedars, Antrim, BT41 4LE



**PRICE Offers Over
£179,950**



We are delighted to offer for sale this exceptionally well presented three bedroom end townhouse in this sought after residential development within walking distance to Antrim town centre and all local amenities and transport facilities.

Finished to a high standard throughout, this deceptively spacious property benefits from a ground floor W/C together with a luxury shower room suite and ensuite shower room to the Principal bedroom.

The kitchen with informal dining area comes complete with PVC double glazed French doors to the rear and a full range of contemporary style high and low level units with integrated oven, hob and fridge freezer and dishwasher and the flexibility of a separate utility closet plumbed and with space for a stacked washing machine and tumble dryer.

Suitable for first time buyers and young families alike, early viewing is strongly recommended.

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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 flooring / Staircase to first floor
- Living room with open fire and feature surround / Wood laminate flooring
- Ground floor WC with modern white suite to include tiled flooring and skirting
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of contemporary style high and low level units / Integrated oven, hob and fridge freezer and dishwasher
- Separate utility closet plumbed for washing machine and space for a tumble dryer (Stacked)
- Three well proportioned bedrooms / Principal with ensuite shower room
- Luxury shower room featuring a 1,400mm walk in shower
- PVC double glazed windows and external doors / Oil-fired central heating with recently installed condenser boiler / Zoned heating / Security alarm
- Tarmacked side by side parking to front / Enclosed beautifully landscaped garden to the rear offering superb privacy

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive with side by side parking for two cars. Outside lighting. Timber pedestrian gate to the rear. PVC double glazed door to;

ENTRANCE HALL

Staircase to first floor with moulded handrail. Wood laminate flooring. Keypad for alarm system. Broadband points. Single radiator.

LOUNGE

15'9" x 12'1" (at max) (4.819 x 3.692 (at max))

Feature open fireplace with cast iron inset, wooden surround and slate tiled hearth. Wood laminate flooring. Television points. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC. A wall mounted wash hand basin with chrome 'Monobloc' mixer tap and feature floor to ceiling tiled splashback. Fully tied to flooring and tiled skirting. Gable window. Single radiator.

KITCHEN WITH INFORMAL DINING

15'4" x 10'4" (at max) (4.681 x 3.152 (at max))

Full range of handleless contemporary style high and low level kitchen units with contrasting work surfaces and PVC splashback. Single drainer black sink unit with feature overhang black mixer tap. Integrated appliances to include a four ring halogen hob with black stainless steel overhead extractor fan. A mid level combination oven and grill. A combination microwave oven. Fridge freezer and dishwasher. Over counter lighting. Wood laminate flooring. Double radiator. PVC 'French' patio doors to rear.

UTILITY AREA

Plumbed for washing machine and space for stack to washing machine and tumble dryer. Extractor fan.

FIRST FLOOR LANDING

Gable window. Hot press with pressurised cylinder and shelving. Newly fitted carpet. Access to partially floored loft with drop down ladder.

BEDROOM 1

13'10" x 8'10" (4.239 x 2.700)

Thermostat. TV points. Newly fitted carpet Single radiator. Door to;

ENSUITE

Modern white suite comprising a wall mounted wash hand basin with black 'Monobloc' mixer tap. A corner quadrant enclosed shower with 'Drench' shower head, secondary attachment and partially glazed sliding door. Fully tiled walls and floors. Extractor fan. Single radiator.

BEDROOM 2

12'0" x 8'2" (3.681 x 2.501)

Wood laminate flooring. Television points. Double radiator.

BEDROOM 3

8'10" x 6'10" (2.706 x 2.089)

Bedroom storage furniture included within the sale, featuring clothing rails, drawers and wardrobe with sliding mirror door. Wood laminate flooring. Double radiator.

LUXURY SHOWER ROOM

8'9" x 6'1" (2.679 x 1.875)

The luxury shower room comprising a large 1,400mm by 90mm walk in shower with 'Drench' shower head, secondary attachment, feature treated wood splashback and glazed screens. A 'Vanity' wash hand basin with black 'Monobloc' mixer tap, storage below and floor to ceiling tiled splashback. A low level push button WC. Fully tiled flooring. Extractor fan. Feature towel radiator.

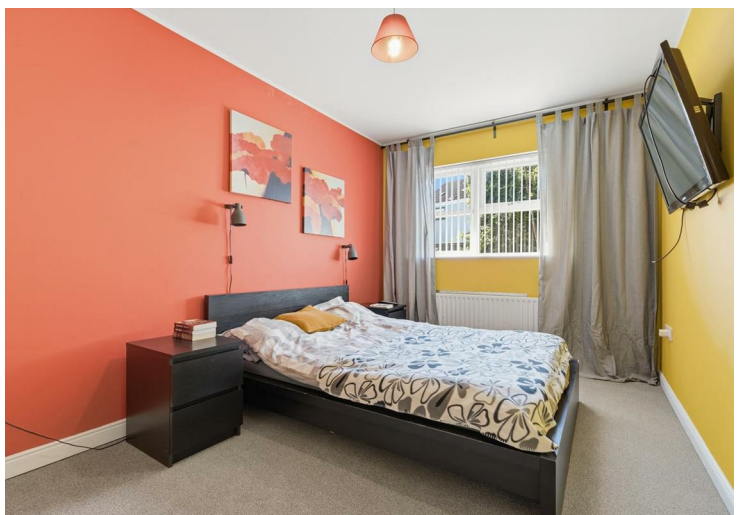
OUTSIDE REAR

Fully enclosed and beautifully landscaped rear garden offering super sun orientation and privacy. Feature circular paved patio surrounded by timber decking with a further raised decked area. Artificial lawn with corrugated Perspex awning above. Concealed PVC oil tank and steel fabricated boiler house. Paved shed base. Raised mature shrubbery. 6 Ft timber fencing and pedestrian gate to front. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or 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	72	77
(55-68) D		
(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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