

## 18 The Cedars, Antrim, BT41 4LE



**PRICE Offers Over  
£189,950**

We are delighted to offer for sale the opportunity to purchase this exceptionally well presented three bedroom semi-detached house extending to approximately 1,130 sq.ft. and offering generous family accommodation at an affordable price.

Finished to a high standard both inside and out, this property benefits from quality Shaker style fitted kitchen units with integrated oven, hob and dishwasher as well as a separate utility area. The three well proportioned bedrooms offer excellent accommodation with the Principal benefitting from an ensuite shower room.

Only on full internal inspection can one fully appreciate the benefits of this superb property located in a popular residential area within close proximity of Antrim town centre and all the local amenities and transport facilities.

Suitable to both first time buyers and young families alike. Early viewing is strongly recommended.

[>Sales](#) [>New Homes](#) [>Commercial](#) [>Rentals](#) [>Mortgages](#)



## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Ground floor W/C
- Living room with feature open fire and feature fire surround
- Kitchen with full range of high and low level units / Integrated oven and hob
- Utility area with PVC glazed door to side
- Three well proportioned bedrooms / Principal with ensuite
- Bathroom with modern white suite to include panel bath separate shower cubicle and chrome heated towel rail
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits / "Hive" wifi controlled heating system
- Garden to front in neat lawn / Driveway to front and side with parking for 2 plus cars
- Enclosed tarmac area with access to enclosed rear garden with paved patio

## ACCOMMODATION

PVC double glazed and leaded entrance door and sidelights to:-

### ENTRANCE HALL

Spacious entrance hall. Wood laminate floor. Single radiator. Staircase to first floor with moulded handrail and square balustrading.

### GROUND FLOOR WC

Modern white suite comprising a low flush push button WC. A pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. Fully tiled flooring. Gable window. Single radiator.

### LIVING ROOM

**16'3" x 12'5" (4.95 x 3.78)**

Open fire with feature wooden surround and partially polished cast iron inset and slate tiled hearth. Wood laminate flooring. LED smart lighting. Double radiator.

### KITCHEN WITH INFORMAL DINING

**15'8" x 13'0" (4.78 x 3.96)**

Full range of 'Shaker' style high and low level kitchen units with contrasting work surfaces and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan, low level combination oven and grill and dishwasher. Original integrated fridge freezer removed to provide additional shelved storage space. Wood laminate flooring. Smart LED lighting. Double radiator. Double glazed 'French' PVC doors to the rear. Open to;

## UTILITY AREA

7'4" x 2'10" (2.24 x 0.86)

Matching work surfaces. Space for a washing machine and tumble dryer. PVC double glazed door to the side.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder. Hot press with pressurised cylinder and shelving.

## BEDROOM 1

13'6" x 10'8" (4.133 x 3.276)

Wood laminate flooring. Single radiator. Door to;

## ENSUITE

Modern white suite comprising a wall to wall enclosed shower with fully tiled splashback and partially glazed folding door. A pedestal wash hand basin with chrome 'Monobloc' mixer tap and tiled splashback. A low flush push button WC. Extractor fan. Fully tiled flooring. Single radiator.

## BEDROOM 2

12'5" x 8'6" (3.78 x 2.59)

Wood laminate flooring. Double radiator.

## BEDROOM 3

9'2" x 7'10" (2.79 x 2.39)

Wood laminate flooring. Double radiator.

## FAMILY BATHROOM

8'4" x 7'0" (2.561 x 2.145)

Modern white suite comprising a panel bath with feature chrome mixer tap, shower attachment and tiled splashback. A pedestal wash hand basin with chrome 'Monobloc' mixer tap and feature floor to ceiling tiled splashback. Low flush push button WC. Feature tiled wall. Tiled skirting. Fully tiled flooring. Extractor fan. Chrome towel radiator.

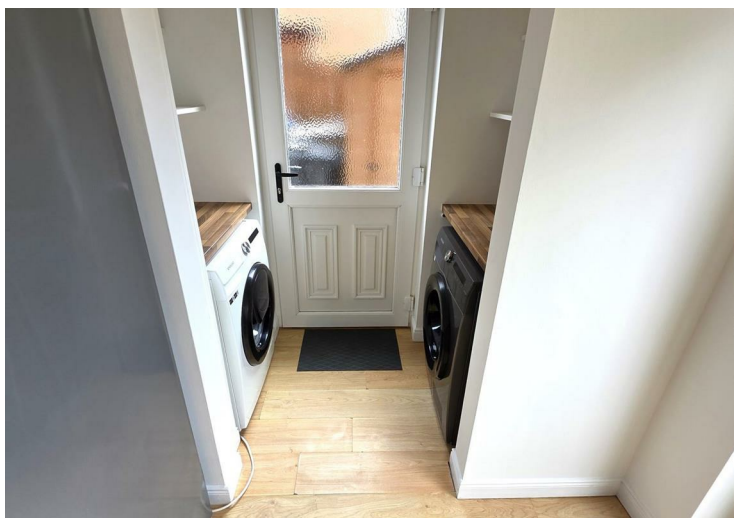
## OUTSIDE

Garden to front in neat lawn. Driveway to front and side in tarmac with parking for 2 plus cars. Timber fencing and pedestrian gate to enclosed tarmac area with access to enclosed rear garden in neat lawn and decorative paved patio area. Space for garage. 6 ft timber fencing. PVC tank and galvanised prefabricated oil-fired boiler house. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

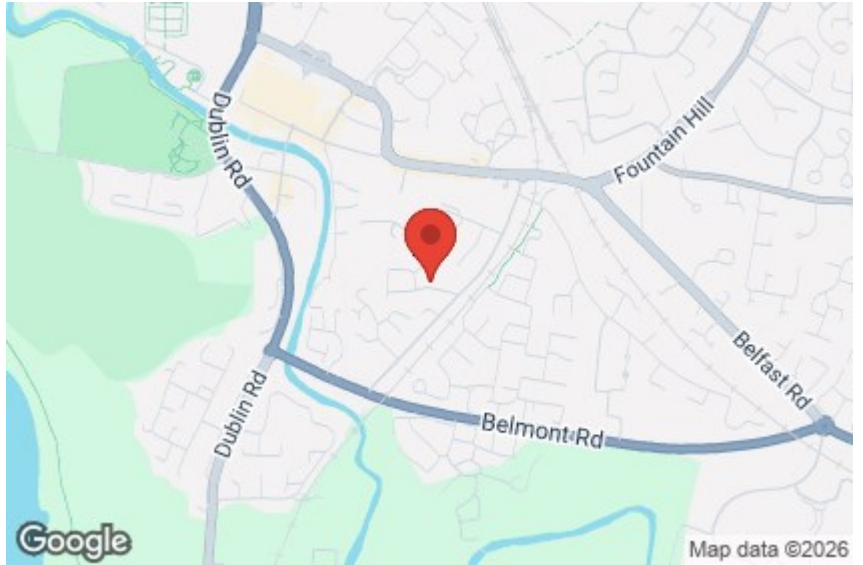
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	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.

**PRS** Property Redress Scheme