

## 8 The Cedars, Antrim, County Antrim, BT41 4LE



### PRICE Offers Over £174,950

This is an excellent opportunity to purchase a well presented three bedroom end townhouse in this sought after residential development close 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 four piece bathroom suite and ensuite shower room to the master bedroom. The kitchen with informal dining area comes complete with PVC double glazed French doors to the rear and a full range of "Shaker" style high and low level units with integrated oven, hob, fridge, freezer and dishwasher.

Outside, the property boasts two side by side parking spaces to the front with a timber pedestrian gate providing access to the low maintenance garden at the rear that benefits from excellent sun orientation.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room with open fire and feature surround / LTV flooring in herringbone style
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of hand painted "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- Ground floor W/C and separate Utility cupboard
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white four piece suite to include panel bath and shower cubicle
- PVC double glazed windows and external doors / Gas-fired central heating / PVC fascia and soffits / Security alarm
- Tarmace side by side parking to front / Enclosed garden area to rear in paved patio and low maintenance artificial grass / Excellent sun orientation

## ACCOMMODATION

PVC double glazed and leaded glass entrance door to;

### ENTRANCE HALL

Fully tiled floor. Single radiator. Staircase to first floor landing.

### LIVINGROOM

**15'10 x 12'1 (4.83m x 3.68m)**

Open fire with tiled surround and pitch pine over mantle. Polished tiled hearth. LVT flooring in Herringbone style. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**15'4 x 10'5 (4.67m x 3.18m)**

Full range of hand painted "Shaker" style high and low level units with feature handles, contrasting limed oak effect work surfaces and 1 1/4 bowl single drainer stainless steel sink unit and mixer taps. Integrated 4 ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge, freezer and dish washer. Metro style part tiled walls to work surfaces. Fully tiled floor. Double radiator. PVC double glazed French doors to rear.

### UTILITY CUPBOARD

Plumbed for washing machine. Fully tiled floor. Extractor fan.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with mixer taps and tiled splash back. Storage below. Fully tiled floor. Gable side window. Polished chrome heated towel radiator.

## FIRST FLOOR LANDING

Former hot press with water tank removed. Shelving above. Access to partially floored loft with gas fired boiler.

## BEDROOM 1

14 x 8'9 (4.27m x 2.67m)

Single radiator.

## ENSUITE

Modern white suite comprising tiled effect PVC clad corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Push button low flush W/C and pedestal wash hand basin with mixer taps and tiled splash back. Fully patterned style tiled floor. Extractor fan. Single radiator.

## BEDROOM 2

11'11 x 8'2 (3.63m x 2.49m)

Double radiator.

## BEDROOM 3

8'9 x 6'9 (2.67m x 2.06m)

Double radiator.

## BATHROOM

Modern white suite comprising panel bath with mixer taps and tiled splash back. Push button low flush W/C. Wall mounted wash hand basin with "monobloc" mixer taps, tiled splash back and storage below. Fully tiled shower cubicle with thermostatic mixer shower and pivot and slide door. Fully tiled floor. Polished chrome heated towel rail. Extractor fan.

## OUTSIDE

Tarmac side by side parking for 2 cars to front. Paved pathway through timber pedestrian gate to fully enclosed garden area to rear. Paved patio and area of artificial grass. Outside tap and light. Raised and tiered levels with low maintenance bark and shrubs.

## IMPORTANT NOTE TO ALL PURCHASERS;

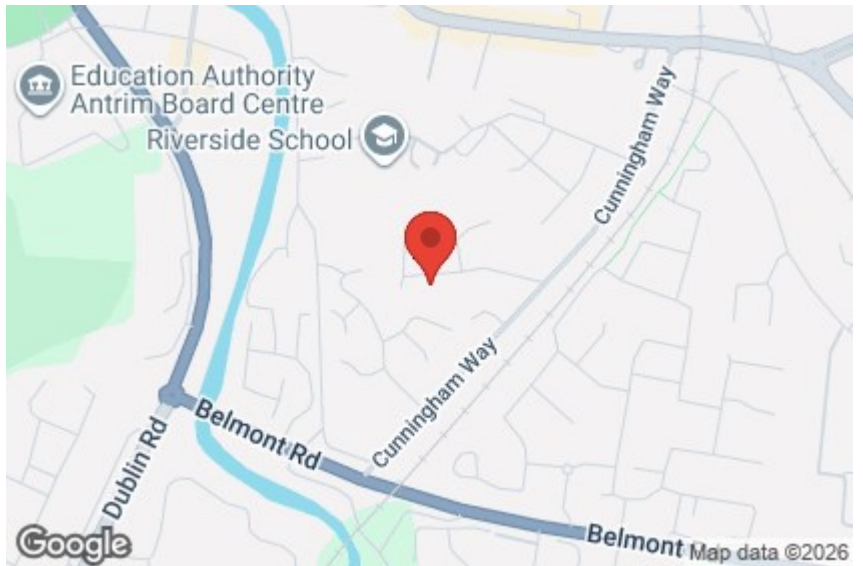
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68
(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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