

## 59 Cedarmount, Antrim, BT41 4HB



### PRICE Offers Over £109,950

This is an excellent opportunity for all Investors and First Time Buyers to purchase a deceptively spacious three bedroom mid terraced house with garage occupying a prime position within this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Priced to reflect the need for some upgrading works, this property offers a spacious living room and kitchen with informal dining complete with antique pine effect high and low level units . With three well proportioned bedrooms, all with built-in storage and a bathroom with white suite to include panel bath with "Redring" electric shower over together with oil-fired central heating and a detached garage, this property should appeal to a wide variety of potential purchasers.  
Early viewing strongly recommended.

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BT36 5EU  
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## FEATURES

- Entrance porch with wood strip ceiling / Glazed door to;
- Entrance hall with staircase to first floor
- Living room 15'7 x 12'4 with original glass fronted fire and "Ty-Rock" surround
- Rear hall with access to understair storage
- Kitchen with informal dining area / Full range of antique pine effect high and low level units
- First floor landing
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with white suite to include panel bath with "Redring" electric shower over
- Hardwood single glazed windows / Oil-fired central heating / Detached garage / Off-street parking for two cars / Enclosed garden to rear
- Excellent opportunity for Investors and First Time Buyers

## ACCOMMODATION

Hard wood single glazed entrance door and side lights to:

### ENTRANCE PORCH

**4'11 x 4'9 (1.50m x 1.45m)**

Wood strip ceiling. Single radiator. Hard wood single glazed door to:

### ENTRANCE HALL

Wood laminate floor. Stair case to first floor.

### LIVING ROOM

**15'7 x 12'4 (4.75m x 3.76m)**

Original glass fronted fire (no longer in use) with "ty-rock" surround and tiled hearth. Wood laminate floor. Double radiator.

### REAR HALL

Wood laminate floor. Door to under stair storage. Hard wood glazed door to rear.

### KITCHEN INTO INFORMAL DINING

**12'5 x 9' (3.78m x 2.74m)**

Full range of antique pine effect high and low level units with short black handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Space for cooker with pull-out over head circular fan. Plumbed for washing machine.

## FIRST FLOOR LANDING

Access to loft. Hot press with copper cylinder and "Willis" type immersion heater. Shelving above.

## BEDROOM 1

12'5 x 9' (3.78m x 2.74m)

Double doors to built-in wardrobe. Single radiator.

## BEDROOM 2

10'5 x 9'6 (3.18m x 2.90m)

Double doors to built-in wardrobe.

## BEDROOM 3

9'4 x 7'5 (2.84m x 2.26m)

(max) Double louvered doors to over stair storage. Single radiator.

## BATHROOM

6'5 x 5'2 (1.96m x 1.57m)

White suite comprising panelled bath with "Redring" electric shower over. Low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Part tiled walls to bath area. Double radiator.

## OUTSIDE

Wrought iron double entrance gates to paved and enclosed parking for 2 cars. PVC tank. Access to attached oil-fired boiler house.

## DETACHED GARAGE

18' x 9'1 (5.49m x 2.77m)

Up and over door. Power and light. Service door to rear.

Fully enclosed garden to rear in neat lawn and paved pathway. 3Ft. block built walls between properties. 6Ft. timber fence and pedestrian gate to rear.

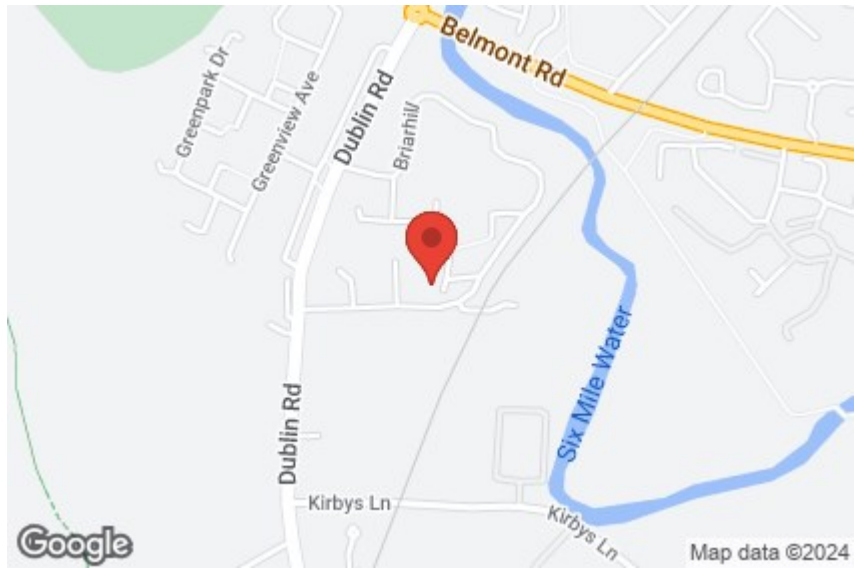
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





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>		52	63
(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		



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