

## 8 Renown Court, Antrim, BT41 4HT



### PRICE Offers Over £104,950

This is an excellent opportunity for First Time Buyers and investors alike to purchase a stunning four bedroom end terraced house with off street parking to the front and large, private garden to the rear in neat lawn, paved patio area. The property occupies a superb position within this sought after residential area just off the Oriel Road and within easy access to Antrim Bus & Train Station and walking distance to local primary and secondary schools.

Finished to a good standard throughout, only on full internal inspection can one begin to appreciate the potential of this superb property.

Early viewing is strongly recommended.

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## FEATURES

- Entrance Hall with understairs storage cupboard / staircase to first floor
- Ground floor W/C with white suite
- Kitchen with full range of 'Contemporary' Style high and low level units
- Separate Dining Room
- Four well proportioned bedrooms
- Bathroom with modern white suite and panelled bath with shower over
- PVC double glazed windows / Oil fired central heating.
- Fully enclosed private rear garden
- Driveway to front of property
- Excellent opportunity for first time buyers and investors alike.

## ACCOMMODATION

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Neat lawn. Brick Pavia driveway. Paved pathway to front door. Outside storage.

### ENTRANCE

PVC double glazed door to entrance. Stair case to first floor with moulded hand rail. Under stairs meter cupboard. Single radiator.

### GROUND FLOOR WC

Wall mounted wash hand basin with stainless steel hot and cold tap. Low flush WC.

### LIVING ROOM

**16'6" x 10'10" (5.044 x 3.314)**

Feature fireplace with tiled hearth and surround plus back boiler. Wood laminate flooring. Double radiator.

### KITCHEN

**14'0" x 7'10" (4.28 x 2.402)**

Full range of Beech effect "contemporary" style high and low level kitchen units with contrasting work tops and low splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring ceramic hob with stainless steel pyramid style over head extractor fan. Low level combination oven/grill. Integrated fridge freezer. Large storage cupboard.

### DINING ROOM

**12'4" x 8'5" (3.765 x 2.590)**

Wood laminate floor. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder tank.

## BEDROOM 1

7'11" x 9'6" (2.427 x 2.900)

(at max)

Single radiator.

## BEDROOM 2

9'9" x 8'1" (2.984 x 2.485)

Two integrated storage cupboards. Single radiator.

## BEDROOM 3

14'4" x 7'4" (4.378 x 2.252)

Integrated storage cupboard. Single radiator.

## MASTER BEDROOM

12'0" x 9'11" (3.679 x 3.038)

Wood laminate flooring. Single radiator.

## BATHROOM

6'5" x 5'5" (1.968 x 1.671)

Modern white suite comprising panelled bath with chrome hot and cold taps and "Triton" shower over with partially glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Single radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy. 6 Ft timber fencing and pedestrian gate for bin access. PVC oil tank. Neat lawn. Brick built boiler house. Raised flower bedding. PVC double glazed windows and external doors.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances 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>	<b>58</b>	<b>62</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	



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