

## 38 The Cedars, Antrim, BT41 4LE



### PRICE Offers Over £154,950

We are delighted to offer for sale this 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 cream coloured "Shaker" style high and low level units with integrated oven, hob and fridge freezer.

Suitable for first time buyers and young families alike, early viewing is 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 / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of cream coloured "Shaker" style high and low level units / Integrated oven, hob and fridge freezer
- 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 / Oil-fired central heating / Security alarm
- Tarmacked side by side parking to front / Enclosed fully tarmacked garden area to rear

## ACCOMMODATION

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Tarmac drive to front and side with space for 3 cars. Double 6 Ft timber gate to rear. Outside light. Decorative stone bedding.

### ENTRANCE HALL

PVC double glazed door to entrance hall with fully tiled floor. Stair case to first floor with moulded hand rail. Single radiator.

### LIVING ROOM

**15'11" x 12'0" (4.876 x 3.674)**

(at max) Feature fire place with tiled hearth, cast iron inset and ornate wooden surround. Wood laminate flooring. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer tap and floor to ceiling tiled splashback. Single radiator.

### KITCHEN INTO INFORMAL DINING

**15'3" x 10'5" (4.662 x 3.176)**

Fully fitted cream "Shaker" style high and low level kitchen units with complimentary work tops and complimentary splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include four ring halogen hob with stainless steel and glass over head extractor fan and fridge freezer. Bullet lights to kick board and over counter lighting. Separate utility cupboard with space for washing machine and additional shelved storage. Low voltage down lights. Fully tiled floor. Double radiator. PVC French doors to rear.

## FIRST FLOOR LANDING

Access to loft. Hot press with "Warmflow" pressurized system and additional shelved storage. Gable window.

## MASTER BEDROOM

13'10" x 8'9" (4.237 x 2.678)

Integrated storage with sliding mirrored doors. Wood laminate flooring. Single radiator.

## ENSUITE

Modern white suite comprising low flush push button WC. Pedestal wash hand basin with chrome mixer taps. Enclosed corner shower unit with "Drench" shower head and partially glazed sliding doors. Fully tiled floor and walls. Low voltage down lights, extractor fan. Single radiator.

## BEDROOM 2

12'0" x 8'1" (3.659 x 2.468)

Wood laminate flooring. Double radiator.

## BEDROOM 3

8'9" x 6'10" (2.687 x 2.085)

Wood laminate flooring. Double radiator.

## FAMILY BATHROOM

8'11" x 6'0" (2.722 x 1.830)

Modern four piece white suite comprising panelled bath with chrome mixer taps and shower attachment. Wall mounted wash hand basin with chrome mixer tap and storage below. Enclosed corner shower with partially glazed sliding doors, PVC wall panelling and "Mia Sport" shower. Low flush push button WC. Extractor fan. Low voltage down lights. Chrome towel rail.

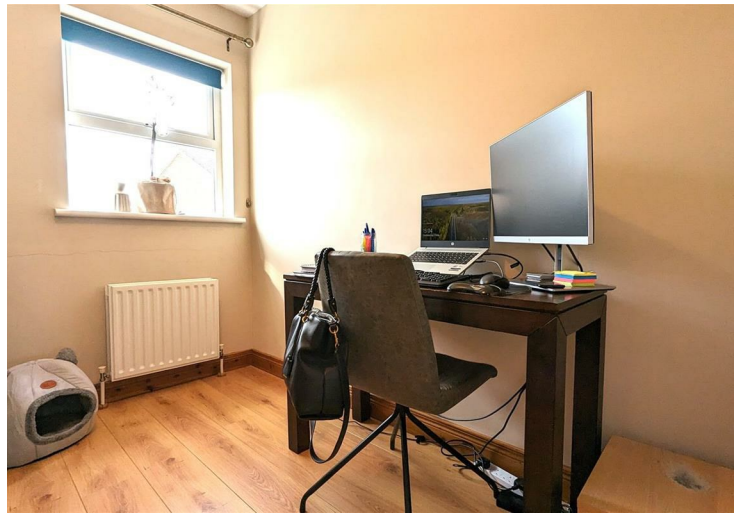
## REAR GARDEN

Fully tarmacked enclosed rear garden offering excellent privacy and potential for extra parking through double timber gates. 6 Ft timber fencing. Outside tap and light. PVC double glazed windows. PVC soffits and fascia boards.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

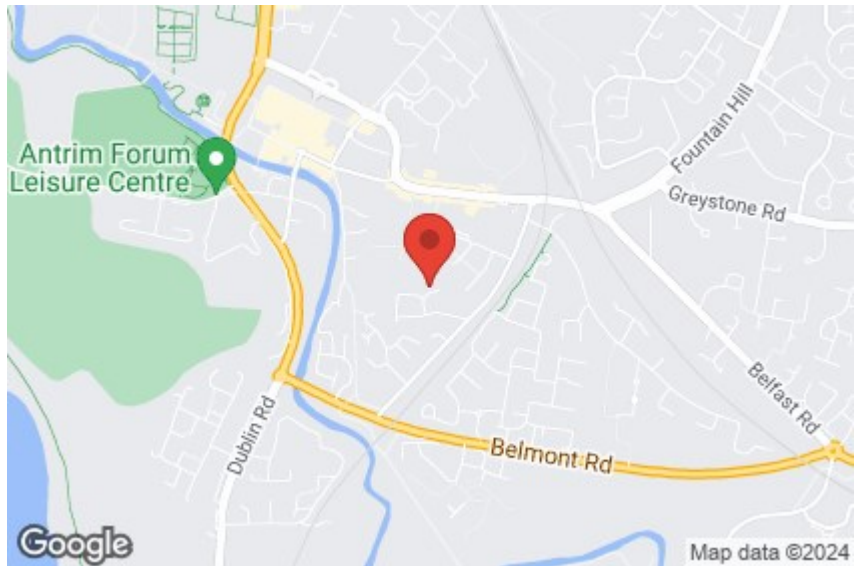
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
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>	<b>61</b>	<b>64</b>
(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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