

14 Riverside Mews, Antrim, BT41 4DX



PRICE Offers Over £96,950

This is a superb opportunity for the first time buyer and investor alike to purchase an extremely well presented and well positioned ground floor apartment in the much sought after Six Mile Water in Antrim town centre and close to all local amenities and transport facilities. Offering two generous bedrooms, a well appointed bathroom, kitchen with integrated oven and hob and a living and informal dining area, this property allows the prospective owner to be nestled into the Riverside Conservation Area yet be within easy access to the High Street. Only on full internal inspection can one appreciate the opportunity that this floor ground apartment provides.

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Ballyclare
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BT39 9AA
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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Door intercom to communal entrance hall
- Private entrance hall with hotpress
- Living room 13'0" x 9'2" with wood laminate flooring
- Kitchen with full range of high and low level units / Integrated oven and hob
- Two well proportioned bedrooms
- Bathroom with modern white suite to include a panel bath with shower over
- Double glazed windows / Newly upgraded Oil -fired central heating
- Communal parking to the front
- Enclosed communal garden to the rear
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

COMMUNAL ENTRANCE

Push button intercom to communal entrance hall. Staircase to first and second floor.

ENTRANCE HALL

Electric meter cupboard. Hot press with water cylinder and shelving. Wood laminate flooring. Single radiator. Two panel glass door too:

LIVING ROOM

13'0" x 9'2" (3.986 x 2.814)

Wood laminate flooring. Double radiator.

KITCHEN

10'2" x 5'9" (3.120 x 1.762)

Full range of mid grey 'Country' style kitchen units with complimentary worktops, mirrored splashback tiling and chrome handles. Single drainer stainless steel sink unit with chrome mixer tap. Integrated low level combination oven and grill and a four ring halogen hob with part glass part stainless steel overhead extractor fan. Space for a washer/dryer. Space for low level fridge freezer. Single radiator.

BEDROOM 1

10'4" x 9'9" (3.152 x 2.996)

Single radiator

BEDROOM 2

10'4" x 6'11" (3.162 x 2.120)

Single radiator.

BATHROOM

7'11" x 5'9" (2.418 x 1.764)

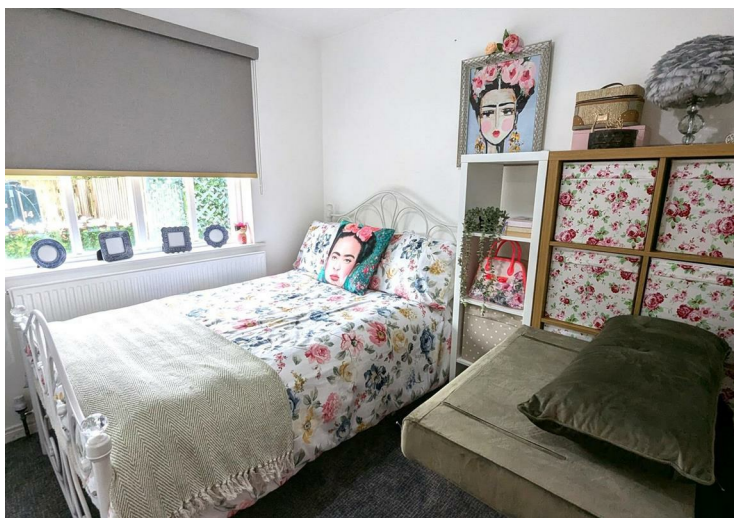
Modern white three piece suite comprising a panel bath with PVC wall panelling and chrome hot and cold taps. Pedestal wash hand basin with chrome 'Monoblox' tap and glass tiled splashback. Low flush push button WC. Single radiator.

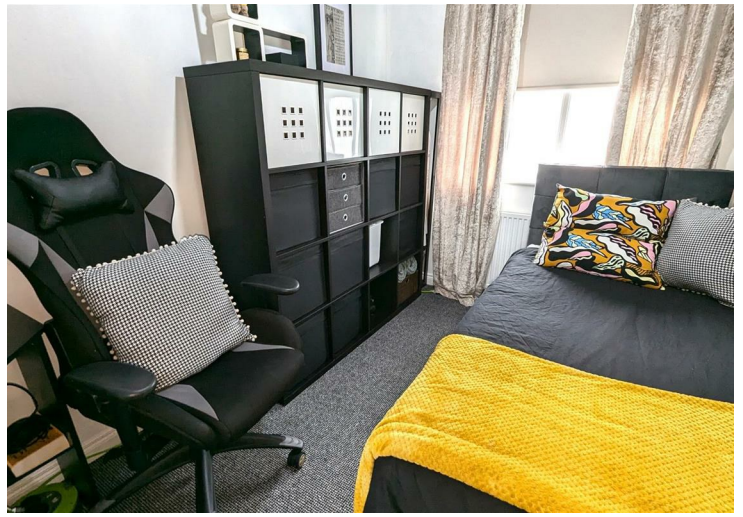
OUTSIDE REAR

Communal enclosed garden with mixed stone bedding. Paved pathways. PVC oil tanks and brick built boiler houses.

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) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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