

## 22 Bedford Meadows, Antrim, BT41 1AE



### PRICE Offers Over £189,950

Located in the popular Bedford Meadows development close to Antrim town centre, this delightful three-bedroom semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious living room, perfect for relaxing with loved ones or entertaining guests. The large kitchen boasts a wonderful informal dining area that opens up to a sun annex, creating a bright and inviting space for family meals or morning coffees.

The well appointed kitchen features a full range of light oak "Shaker" style high and low level units, along with integrated oven, hob, fridge, and freezer. Whether you're a culinary enthusiast or just enjoy cooking for your family, this kitchen has everything you need.

Upstairs, you'll find three well-proportioned bedrooms, including the main bedroom with its own ensuite shower room for added convenience. A separate family bathroom ensures that there's plenty of space for everyone to get ready in the mornings without any hassle.

This property is not only aesthetically pleasing but also practical, with PVC double glazed windows, gas-fired central heating, and close proximity to the bus and train station, making commuting a breeze. Additionally, the local schools are just a stone's throw away, making it an ideal location for families with children.

Don't miss out on the opportunity to make this house your home. With its charming features, convenient location, and comfortable living spaces, this property has all the makings of a perfect family abode.

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## FEATURES

- Composite door to Entrance hall with staircase to first floor
- Living room 15'11" x 12'3" with electric point for wall mounted fire
- Kitchen with informal dining area / Full range of light oak "Shaker" style high and low level units and matching centre island
- Integrated oven, induction hob, fridge and freezer / Ground floor W/C to under stair storage
- Open to Sun annex with black PVC double glazed French doors and corner window to rear
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with shower attachment
- PVC double glazed windows and external doors / Gas fired central heating
- Tarmac drive to front with off street parking for two plus cars / Front garden in neat lawn / Fully enclosed garden to rear in neat lawn, paved patio and steel shed 11'10" x 9'4"

## ACCOMMODATION

Curved glass entrance canopy. Composite entrance door with double glazed insets to:

### ENTRANCE HALL

Stair case to first floor with moulded hand rail. Single radiator.

### LIVING ROOM

15'11 x 12'3 (4.85m x 3.73m)

Electric point for wall mounted fire. Double radiator.

### KITCHEN INTO INFORMAL DINING

16'2 x 12'10 (4.93m x 3.91m)

Full range of light oak "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen induction hob with stainless steel pyramid style over head extractor. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine and dish washer. Concealed wall mounted gas boiler. Centre island with range of light oak "Shaker" style and high and low level units and contrasting work surfaces. Open to:

### SUN ANNEX

8'5 x 5' (2.57m x 1.52m)

Matching light oak and "Shaker" style low level units with space for dryer. Contrasting work surfaces. Black PVC double glazed French doors and feature corner window to rear.

### GROUND FLOOR W/C

Modern white suite to under stair cupboard comprising push button low flush W/C and half pedestal wall mounted wash hand basin with tiled splash back and mixer tap. Extractor fan.



## FIRST FLOOR LANDING

Access to partially floored loft via "Slingsby" style ladder.

## BEDROOM 1

11'10 x 11'7 (3.61m x 3.53m)

(max) Double radiator.

## ENSUITE

9'2 x 4'0 (2.79m x 1.22m)

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with tiled splash back and mixer taps. Fully tiled shower cubicle with thermostatic shower unit and sliding glass doors. Extractor fan. Single radiator.

## BEDROOM2

13'5 x 8'7 (4.09m x 2.62m)

Single radiator.

## BEDROOM 3

10'1 x 7'2 (3.07m x 2.18m)

(to include over stair storage cupboard). Single radiator.

## BATHROOM

8'7 x 5'11 (2.62m x 1.80m)

Modern white suite comprising panelled bath with mixer taps and shower attachment. Push button low flush W/C. Moulded wash hand basin in vanity unit with mixer tap and storage below. Part tiled walls to bath splash back. Low voltage down lights. Extractor fan. Single radiator.

## OUTSIDE

Tarmac drive to front with off street parking for 2 plus cars. Garden to front in neat lawn and feature tree. Low level planting. Paved pathway.

Timber pedestrian gate at side to paved pathway opening to:

Fully enclosed garden to rear in neat lawn and paved patio. Outside tap and light. 6Ft. timber fencing.

Steel shed 11'10 X 9'4 with sliding double doors. Power and light. Paved floor.

## 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>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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