



8 Riverside Mews, Antrim, BT41 4DX

- End Town House
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Small Private Driveway Area
- Convenient Location
- Three Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Oil Heating; Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £149,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, hardwood double glazed front door. Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs storage cupboard with light.

LOUNGE 14'5" x 13'11"

Focal point ornate fireplace with timber surround and slate tile hearth. Wood laminate floor covering. Picture window to front elevation enjoying views towards Six Mile Water river. Glazed panelled French doors leading into:

DINING ROOM 11'0" x 10'8"

Wood strip effect lino floor covering. Access into:



KITCHEN 11'0" x 10'7"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with stainless steel pyramid style extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Part tiled walls. Wood laminate floor covering. Dual tone, hardwood double glazed rear door.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 13'5" x 12'3" (wps)

Wood strip effect lino floor covering.

EN SUITE SHOWER ROOM

White three piece suite comprising fully panelled shower enclosure, pedestal wash hand basin, and WC. Mira electric shower unit and bi-folding glass door. Wood strip effect lino floor covering.

BEDROOM 2 13'5" x 12'10"

Views towards Six Mile Water river.

BEDROOM 3 9'6" x 7'3"

Views towards Six Mile Water river. Wood laminate floor covering. Built in wardrobe / store.

BATHROOM

White three piece suite comprising corner panelled bath, pedestal wash hand basin, and WC. Mixer tap and shower attachment over bath. Fully tiled walls. Lino floor covering. Access to built in shelved hot press.

EXTERNAL

Small private driveway area to front finished in brick pavior. Front and side gardens finished in lawn and range of shrubbery.

Fully enclosed, low maintenance rear garden finished in patio area, decorative stone, and shrubbery.

PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Immaculately presented, three bedroom, two reception end town house with private driveway area and fully enclosed, low maintenance rear garden, located within the popular and conveniently positioned Riverside area of Antrim.

The property comprises entrance hall, lounge with focal point fireplace, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and family bathroom with white three piece suite.

Externally the property enjoys small private driveway area to front and fully enclosed, low maintenance rear garden finished in decorative stone.

Other attributes include oil fired central heating, double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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