

32 The Cedars, Antrim, BT41 4LE



PRICE Offers Over £179,950

This is a superb opportunity to purchase an exceptionally well presented three bedroom semi-detached house with ensuite situated in the ever popular Cedars development on the outskirts of the town centre close to all local amenities and transport facilities. Finished to a high standard throughout, the property boasts a quality fitted kitchen finished in dark grey "Shaker" style with range of integrated appliances together with a ground floor W/C, ensuite to the master bedroom and quality family bathroom suite. In addition to the PVC double glazed windows, entrance door and "French" doors, the property also benefits from oil-fired central heating and has the added bonus of "occupier owned" solar panels on the roof making this an incredibly economical house to run.

Situated on a superb corner site, this deceptively spacious property extends to approximately 1260sq.ft. and offers generous well proportioned family accommodation at an affordable price.

Early viewing strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C
- Living room with dual aspect windows / Open fire with feature fire surround / Wood laminate floor
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of dark grey coloured "Shaker" style high and low level units / Integrated oven, hob, fridge and freezer
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include panel bath and separate fully tiled shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating / Solar panels / PVC fascia and soffits / Security alarm
- Tarmac off-street parking to front for three cars / Fully enclosed yard area to rear in paved patio and pink stone display area
- Excellent opportunity for First Time Buyers and young families alike

ACCOMMODATION

PVC double glazed entrance door and sidelight to:-

ENTRANCE HALL

Fully tiled floor with feature pebble inset. Small understair storage area. Staircase to first floor with pine moulded hand rail and ballustrading. Corniced ceiling. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising Push button low flush W/C and moulded wash hand basin in vanity with "mono-bloc" mixer taps and tiled splash back. Fully tiled floor. Extractor fan. Single radiator.

LIVING ROOM

20'3 x 13'2 (6.17m x 4.01m)

(into bay) Open fire with light oak effect surround and partially polished cast iron inset. Slate tiled hearth. Dual aspect windows. Wood laminate floor. Corniced ceiling. 2No. double radiators.

KITCHEN WITH INFORMAL DINING AREA

20'3 x 11'6 (6.17m x 3.51m)

Full range of dark grey coloured "Shaker" style high and low level units with feature glazed and open displays, chrome handles and contrasting 'butchers block' effect work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Integrated 4 ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine and space for dryer. Fully tiled floor. Partially tiled walls to work surfaces. 8 pane bevelled glass French doors to entrance hall. Double radiator. Dual aspect window and PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Access to loft. Large storage cupboard with shelving.

BEDROOM 1

11'7 x 10'6 (3.53m x 3.20m)

Dual aspect windows. Door to built-in wardrobe. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin with mixer taps and tiled splash back. PVC panelled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 2

11'6 x 10'2 (3.51m x 3.10m)

Dual aspect windows. Single radiator.

BEDROOM 3

11'7 x 9'9 (3.53m x 2.97m)

Single radiator.

BATHROOM

Modern white suite comprising panelled bath with mixer taps and tiled splashback. Push button low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with "Mira Sport" shower unit and pivot and slide door. Extractor fan. White heated towel rail. Fully tiled floor. Hotpress with pressurised water tank and shelving.

OUTSIDE

Tarmac drive with side by side parking for 3 cars. Paved pathway to side with pink stone display and range of shrubs. Timber pedestrian gate to fully enclosed garden to rear in paved patio and low maintenance pink stone. Raised timber flower displays. 6ft timber fencing. Oil tank enclosure with PVC tank and galvanized oil-fired boiler house. Stoned pathway. Outside tap and light. "Occupier owned" solar panels to front roof elevation.

TIMBER SHED

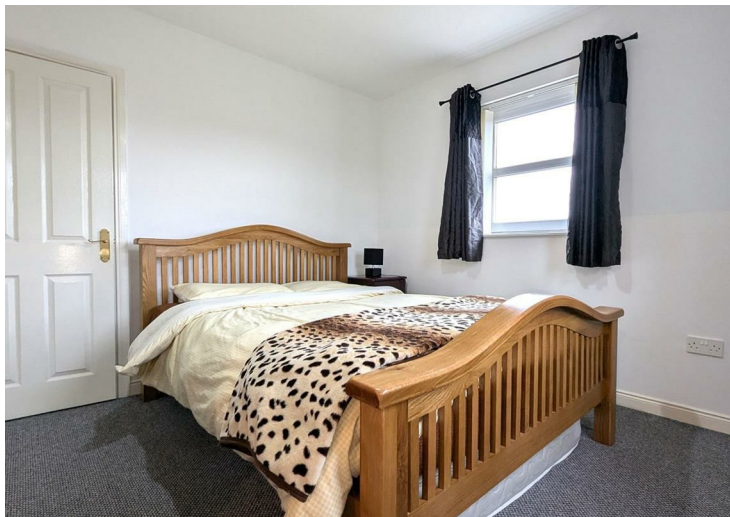
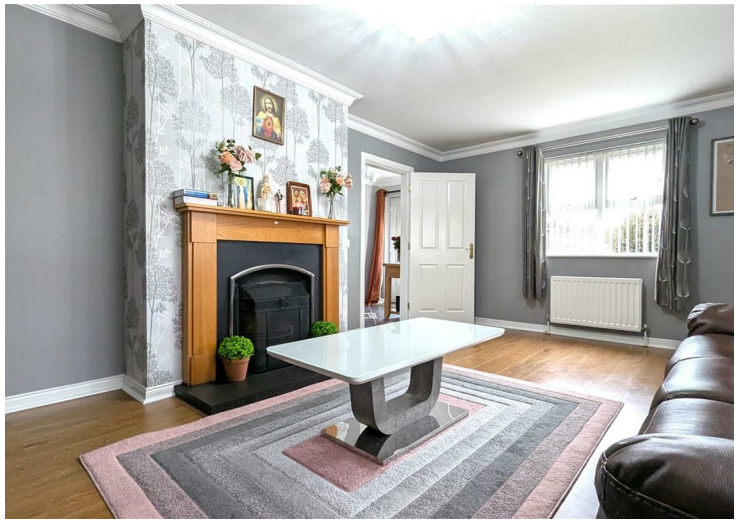
9'5 x 7'5 (2.87m x 2.26m)

with power, light and water.

IMPORTANT NOTE TO ALL POTENTIAL

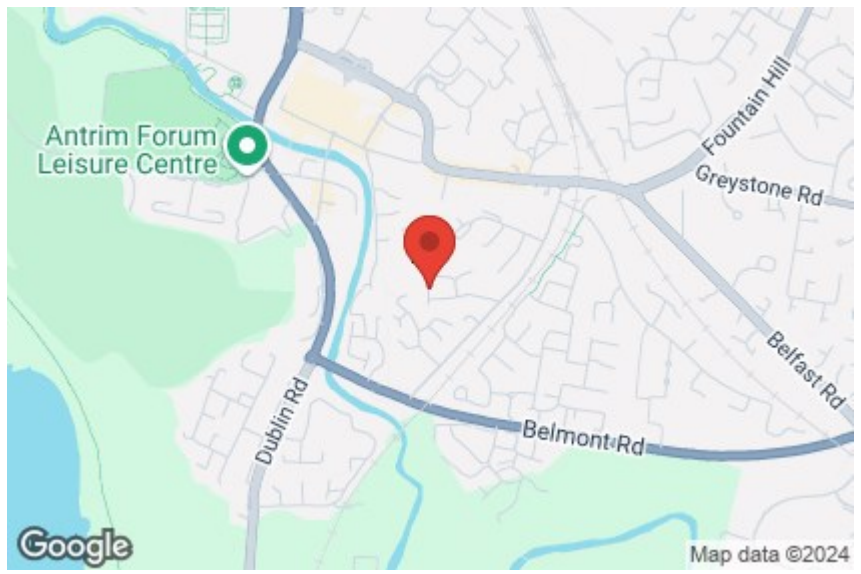
PURCHASERS;

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		
(55-68) D	64	68
(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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