

## 13 Renown Court, Antrim, BT41 4HT



### PRICE Offers Over £119,950

This is an excellent opportunity for First Time Buyers and investors alike to purchase a stunning four bedroom mid terraced house extending to 1055Sq.Ft. with off street parking to the front and large, landscaped garden to the rear in neat lawn, paved patio area and timber decking. The property occupies a superb position within this sought after residential area just off the Oriel Road and within easy access to Antrim Bus & Train Station and walking distance to local primary and secondary schools. Finished to an exceptionally high standard throughout, only on full internal inspection can one begin to appreciate the potential of this superb property.

Early viewing is strongly recommended.

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## FEATURES

- Entrance Hall with wood laminate floor/ staircase to first floor
- Ground floor W/C with modern white suite
- Kitchen with open plan dining area/ Full range of oak effect "Shaker" Style high and low level units
- Full range of Shaker high and low level units/Integrated oven, halagon hob and stainless steel extractor fan.
- Four well proportioned bedrooms
- Bathroom with modern white suite and enclosed shower unit and PVC panelled walls
- PVC double glazed windows and external doors/Oil fired central heating.
- Fully enclosed private rear garden./with decked patio area.
- Driveway to front of property
- Excellent opportunity for first time buyers and investors alike.

## ACCOMMODATION

### ENTRANCE HALL

Wood laminate floor. Open to under stairs area. Single radiator. Large Cloaks cupboard. Stair case to first floor.

### GROUND FLOOR W/C

Modern white suite comprising pedestal wash hand basin and push button low flush W/C.

### LIVING ROOM

**16'05"x10'10" (5.00m"x3.30m")**

Wood laminate flooring with feature anthracite vertical radiator. Open plan access to Kitchen/Dining.

### REAR HALL

Double Glazed PVC door to rear garden.

### DINING AREA

**8'05"x11'11" (2.57m"x3.63m")**

Open plan to kitchen. Wood laminate flooring. PVC 'French doors' with access to rear garden.

### KITCHEN

**14'01"x 8'01" (4.29m"x 2.46m")**

Fully tiled floor. Shaker style high and low level units. Integrated oven and one and a half bowl single drainer sink unit. Stainless steel extractor fan. Splash back tile surround.

## FIRST FLOOR LANDING

Access to hotpress

## BEDROOM 1

9'09" x 11'10" (2.97m x 3.61m")

Single Radiator.

## BEDROOM 2

14'03" x 7'05" (4.34m x 2.26m")

Single Radiator.

## BEDROOM 3

11'11" x 8'02" (at widest) (3.63m x 2.49m" (at widest))

Built in wardrobe. Single Radiator.

## BEDROOM 4

8'00" x 9'05" (2.44m x 2.87m")

Single Radiator

## BATHROOM

6'05" x 5'07" (1.96m x 1.70m")

Modern White Suite comprising wash hand basin with mixer tap and vanity unit. Push button low flush W/C. Low voltage down lights. Floor to ceiling PVC panelling. Enclosed shower unit with 'Triton' electric shower. Chrome towel radiator. Fully tiled floor.

## OUTSIDE

Private driveway to the front and generous private garden to the rear featuring low maintenance patio area. Additional storage to the front and rear. 6Ft timber fencing to the rear. Enclosed PVC oil tank/boiler.

## 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>	56	62
(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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