

**8 Cedar Hill, Antrim, BT412BS****PRICE Offers Over PRICE Offers Over £114,950**

We are delighted to offer for sale this chain free deceptively spacious three bedroom mid-terrace house located in the sought after Newpark estate on the outskirts of Antrim town yet close to most local amenities and transport facilities.

As you step inside, you'll be greeted by a cosy living room, ideal for relaxing with family and friends. The kitchen features a full range of Country style high and low-level units, along with integrated double oven and hob and space for fridge freezer and washing machine making it a delightful space for cooking and informal dining.

This lovely home offers three well-proportioned bedrooms, one of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows and external doors ensure plenty of natural light flows through the house, creating a warm and inviting atmosphere.

With oil-fired central heating, PVC fascia and soffits and asphalt off-street parking, this property combines comfort and convenience seamlessly. Superb opportunity for first time buyers and young families alike.

Early viewing strongly recommended.

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## FEATURES

- PVC double glazed door with sidelights to entrance porch.
- Entrance hall with staircase to first floor
- Living room 17'8 x 11'9 with feature fireplace
- Kitchen with informal dining area
- Full range of white country style high and low level units
- Integrated double oven and hob
- First floor landing
- Three bedrooms / Principal with built in wardrobe
- Bathroom with panelled bath and shower over / Separate low flush WC
- Chain free / Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden with cast iron gate to paved pathway leading to front door. Purple slate stone bedding. Mature hedging borders.

### ENTRANCE PORCH

PVC double glazed door with sidelights to porch. Telephone point. Tiled effect wood laminate floor.

### ENTRANCE HALL

Staircase to first floor.

### LIVING ROOM

17'7" x 11'8" (at max) (5.38 x 3.58 (at max))

Feature fire place with slate tiled hearth and wooden surround. Twin wall lights. Wood laminate flooring. Dual aspect windows. Double radiator.

## **KITCHEN WITH INFORMAL DINING**

17'8" x 9'6" (5.38 x 2.90)

White country style, high and low level kitchen units with contrasting work services and complimentary splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with hooded overhead extractor fan. Integrated mid level double oven and grill. Space for washing machine and or dishwasher tumble dryer. Space for an 'American' style fridge freezer. Fully tiled flooring. Large understairs storage cupboard containing electric meter. Dual aspect windows. Double radiator.



## **FIRST FLOOR LANDING**

Access to loft. Hot press with insulated copper cylinder and shelving. Double radiator.

## **BEDROOM 1**

12'0" x 9'6" (3.66 x 2.90)

Integrated storage cupboard. Single radiator.

## **BEDROOM 2**

11'7" x 9'7" (3.53 x 2.92)

Single radiator.

## **BEDROOM 3**

8'11" x 8'0" (2.72 x 2.44)

Single radiator.



## **BATHROOM**

7'6" x 5'9" (2.300 x 1.765)

Modern white bathroom suite comprising panel bath with red ring expressions electric shower over, Chrome mixer tap and partially glazed screen. Vanity sink unit with chrome mixer top and storage below. Low voltage downlighting. Chrome towel radiator.

## **SEPERATE WC**

Low flush push button WC

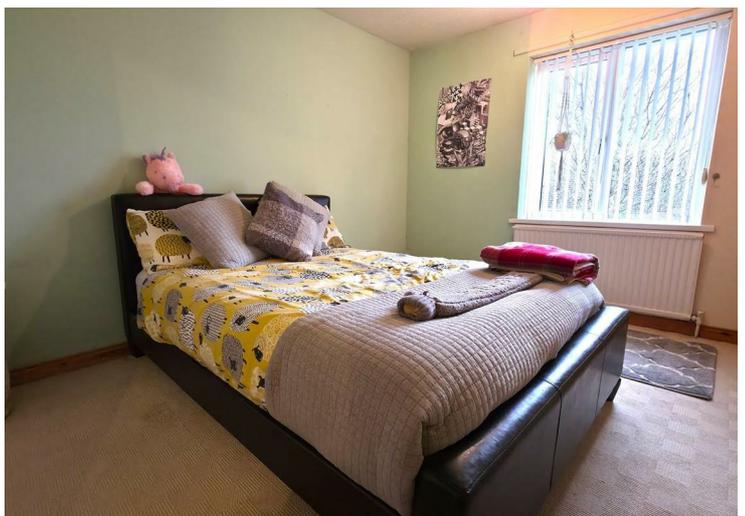
## **OUTSIDE REAR**

Fully enclosed rear garden with excellent sun orientation, wall borders, timber pedestrian gate to front and timber double gates with access to asphalt driveway. Concrete yard area. Paved patio. Brick built storage house and brick built boiler house. PVC oil tank.



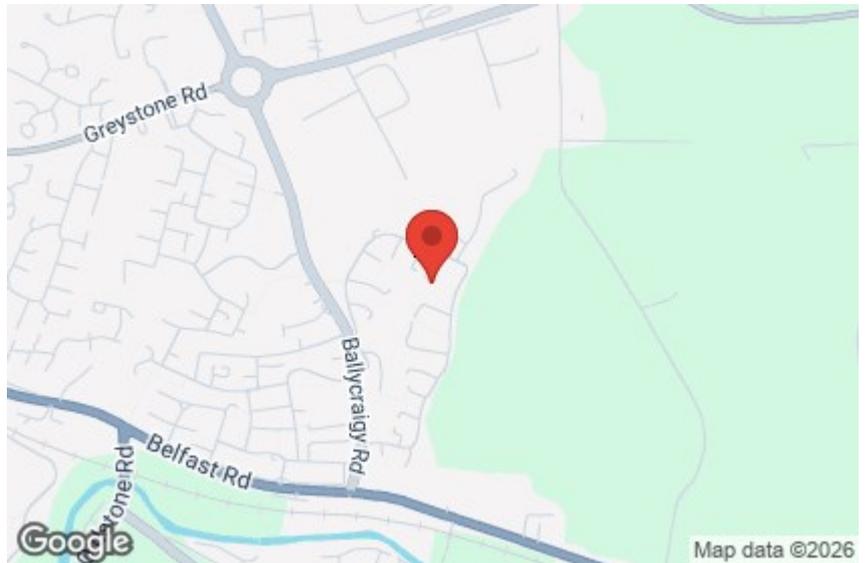
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



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