



## 13 Riverside Mews, Antrim, BT41 4DX

- Ground Floor Apartment
- Lounge
- Deluxe Bathroom; White Suite
- PVC Double Glazing
- Communal Garden
- Two Double Bedrooms
- Separate Modern Fitted Kitchen
- Oil Heating
- Communal Parking
- Convenient Location

Offers Over £89,950

EPC Rating C



13 Riverside Mews, Antrim, BT41 4DX



## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

### PRIVATE ENTRANCE HALL

Access to shelved hot press. Glass panelled door leading to:

### LOUNGE 13'0" x 9'3"

### KITCHEN 10'3" x 5'9"

Modern fitted white high gloss kitchen with range of high and low level storage units, with contrasting quartz effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed for washing machine. Splash back tiling to walls. Tiled floor.

### BEDROOM 1 10'5" x 9'8"





## **BEDROOM 2 10'6" x 7'0"**

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower, with drench shower head, and curved shower screen over bath. Chrome towel radiator. Fully panelled walls. Tile effect, wood laminate floor covering.

### **EXTERNAL**

Communal parking area to front.

Communal garden to rear.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

### **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.





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William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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*Well presented, two bedroom, ground floor apartment located within the popular and conveniently located Riverside Mews development, Riverside, Antrim. The property comprises communal entrance hall, private entrance hall, lounge, separate kitchen, two well proportioned bedrooms and bathroom with contemporary, white, three piece suite. Externally there is communal parking to front and communal garden area to rear. Other attributes include oil heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.*



| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>78</b>               | <b>82</b> |
| <b>Northern Ireland</b>                     | 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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