

49 Millhouse Road, Antrim, BT41 2UP



PRICE Offers Over £179,950

This is an excellent opportunity to purchase an exceptionally well presented four bedroom, three storey townhouse within this main feature building on the sought after Millhouse development on the outskirts of Antrim town and within easy access of Antrim Area Hospital and the M2 motorway. Finished and decorated throughout to a standard likely to surpass even the best of 'showhouses' this property also benefits from a good position within the development with relatively open aspect to the rear and excellent sun orientation. Only on full internal inspection can one begin to appreciate the quality of finish and deceptively spacious accommodation that this beautiful property provides.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with semi-solid floor and staircase to first floor / Separate ground floor W/C.
- Living room with contemporary style fire surround
- Kitchen with informal dining area / Full range of contemporary style high and low level units / Integrated oven hob dishwasher fridge and freezer
- First floor landing with staircase to second floor
- Two well proportioned bedrooms / Master with ensuite
- Luxury bathroom with modern white suite
- Open plan second floor landing / snug area with superb views to the rear
- Two additional bedrooms / Master with ensuite
- Oak effect PVC double glazed windows and rear doors / Oil-fired central heating / Security alarm
- Beautifully decorated and presented throughout

ACCOMMODATION

Panelled Entrance Door With Double Glazed Portlight To;

ENTRANCE HALL

Double radiator. Semi solid wood floor. Staircase to first floor with moulded hand rail and turned ballustrading.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and corner pedestal wash hand basin with feature mosaic tiled splash back. Fully tiled floor.

LIVING ROOM

15'1" x 11'5" (4.60 x 3.48)

Open fire with contemporary style surround, polished cast iron inset and polished granite hearth. Plumbed for gas. Double radiator.

KITCHEN / INFORMAL DINING AREA

18'4" x 11'9" (5.59 x 3.58)

Full range of contemporary style high and low level units with long chrome handles, frosted glass corner displays and tambour unit. Contrasting work surface with one and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with brushed aluminium splash back. Polished stainless steel and glass feature overhead extractor fan. Low level combination oven and grill. Integrated dish washer and side by side fridge and freezer. Space for washing machine. Part tiled wall to splash back. Fully tiled floor. Double radiator. Oak effect PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder and immersion heater. Shelving above. Double radiator. Staircase to second floor.

BEDROOM 1

13'7" x 11'4" (4.14 x 3.45)

(max) Double radiator. Oak effect PVC double glazed door opening to wrought iron balcony.

EN-SUITE

Ensuite Modern white suite comprising low flush push button W/C and wall mounted wash hand basin with chrome mixer tap. Fully tiled shower area with quadrant tray and 'Mira' power shower. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 2

11'9" x 10'3" (3.58 x 3.12)

Double radiator.

BATHROOM

Luxury modern white suite comprising wood panelled bath with fixed 'Rainfall' shower head over. Fully tiled wall to bath area. Wall mounted wash hand basin with feature 'monobloc' chrome mixer tap with tiled splashback and storage below. Low flush push button W/C. Fully tiled floor. Extractor fan. Chrome towel rail.

SECOND FLOOR LANDING / SNUG

11'10" x 7'9" (3.61 x 2.36)

Double radiator.

BEDROOM 3

15'0" x 14'9" (4.57 x 4.50)

(max) Double radiator. Door to over stair storage.

EN-SUITE

Modern white suite comprising low flush W/C and pedestal wash hand basin. Fully tiled shower area with 'New Team' power shower unit and quadrant tray. Fully tiled floor. Single radiator.

BEDROOM 4

11'9" x 10'2" (3.58 x 3.10)

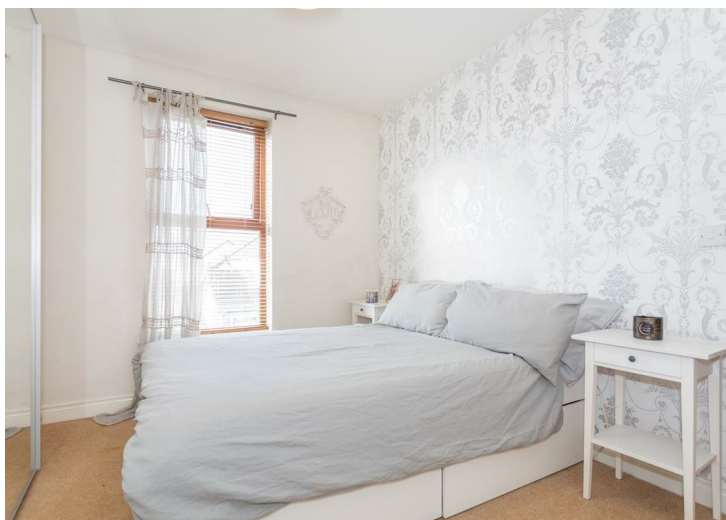
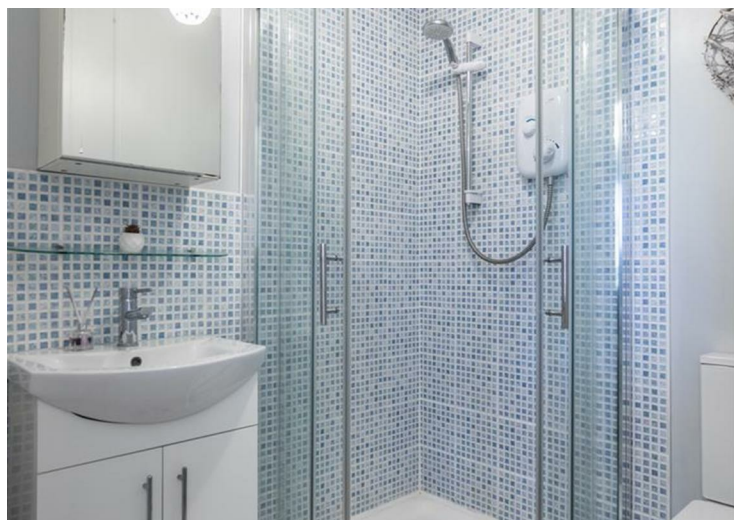
Double radiator.

OUTSIDE

Off street parking to front with parking for two cars. Paved pathway too front door. Fully enclosed gardens to rear with paved pathway and patio area with fixed timber benches. Artificial lawn. Six foot timber fencing and pedestrian gate. Outside tap and light. Beehive PVC tank. Prefabricated oil-fired boiler house.

IMPORTANT NOTE TOO ALL POTENTIAL PURCHASERS;

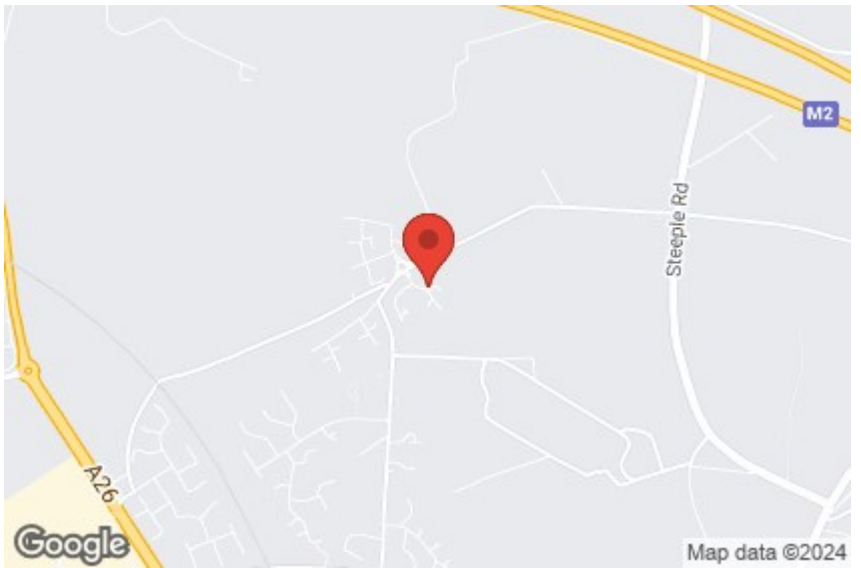
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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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