

## 33 Millhouse Road, Antrim, BT41 2UP



**PRICE Offers Over  
£219,950**



We are delighted to offer for sale this impressive end townhouse located at 33 Millhouse Road, Antrim. This spacious three-storey property boasts five generous bedrooms, making it an ideal family home. Among these, two bedrooms feature their own en-suite bathrooms, providing added convenience and privacy for family members or guests.

The heart of the home is a generous informal kitchen, which seamlessly connects to an informal dining area, perfect for family meals or entertaining friends. The layout is designed to foster a warm and inviting atmosphere, making it easy to enjoy everyday living.

For those who love to entertain, the property offers a unique entertainment studio located in the rear garden. This versatile space includes a bar, making it an excellent spot for hosting gatherings or simply unwinding after a long day. With a total of three bathrooms, including the en-suites, this home ensures that there is ample space for everyone to enjoy their own privacy. The end townhouse design provides additional light and space, enhancing the overall appeal of the property. Situated in a desirable location, this home is perfect for families seeking comfort and convenience. Don't miss the opportunity to make this remarkable property your own.

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## FEATURES

- Entrance hall with marble effect fully tiled floor / Staircase to first and second floor / Ground floor W/C
- Living room 15'3 x 11'4 with open fire and dual aspect windows / Marble effect fully tiled floor
- Kitchen with informal dining area / Oak effect PVC double glazed French doors to rear / Dual aspect windows
- Full range of contemporary style high and low level units / Feature sink unit with feature mixer tap and flexible directional hose / Space for range style cooker & plumbed for washing machine
- First floor landing with staircase to second floor / Hotpress with insulated copper cylinder
- Two large double bedrooms / Principle with ensuite shower room / Separate family bathroom with free-standing "egg" shaped six jet spa bath
- Second floor landing with access to loft
- Three further bedrooms to include Bedroom three with ensuite shower room
- Stoned parking for four cars / Enclosed yard area to rear with Outdoor Entertainment Studio 15'5 x 12'5 to include built-in bar
- Oak effect PVC double glazed windows and French doors / Oil-fired central heating / White Sapelle four panel internal doors

## ACCOMMODATION

Composite entrance door with triple glazed portlight style insets to;

### ENTRANCE HALL

Marble effect fully tiled floor. Staircase to first floor with painted moulded handrail and turned balustrade. Double radiator.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner pedestal wash hand basin with "monobloc" mixer taps and feature tiled splash back. Marble effect fully tiled floor. Extractor fan.

### LIVING ROOM

**15'3 x 11'4 (4.65m x 3.45m)**

Open fire with painted wooden surround. Tiled inset and hearth. Dual aspect windows. Marble effect fully tiled floor. Low voltage downlights.

### KITCHEN WITH INFORMAL DINING

**20'6 x 12'9 (6.25m x 3.89m)**

(max) into bay window. Full range of contemporary style light grey high and low level units with feature handles and some opaque high level units. Complimentary worksurface with feature sink unit and mixer taps with flexible directional hose. Space for range style cooker with wide "Baumatic" stainless steel overhead extractor. Former fridge freezer housing now used as a larder unit with space for a microwave. Additional three quarter height storage units. Space for "American" style fridge freezer. Plumbed for washing machine. High level TV point. Oak effect PVC double glazed French doors to rear. Double radiator.



## FIRST FLOOR LANDING

Staircase to second floor with painted moulded handrail and turned balustrade. Hotpress with insulated copper cylinder and immersion heater. Shelving above.

## BEDROOM 1

11'8 x 11'6 (3.56m x 3.51m)

Dual aspect windows and oak effect PVC double glazed door to wrought iron railings. Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC clad shower cubicle with "Mira Sport" electric shower unit and sliding cubicle doors. Fully tiled floor. Low voltage downlights. Extractor fan. Single radiator.

## BEDROOM 2

13'5 x 10'2 (4.09m x 3.10m)

(max) into bay. Dual aspect to include oak effect PVC double glazed French doors to wrought iron railings. Wood laminate floor. Double radiator.

## BATHROOM

9'10 x 7'10 (3.00m x 2.39m)

Modern white suite comprising free-standing "egg" shaped six jet spa bath with feature mixer taps. Push button low flush W/C and half pedestal wash hand basin with "monobloc" mixer taps. Fully tiled floor. Extractor fan. Double radiator.

## SECOND FLOOR LANDING

Access to loft.

## BEDROOM 3

15'4 x 14'5 (4.67m x 4.39m)

(to include ensuite). Grey "herringbone" style wood laminate floor. Part wood panel effect wall. Feature arched window. Access to over stair storage. Double radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC paneled corner quadrant shower cubicle with thermostatic shower, fixed shower head and sliding cubicle door. Fully tiled floor. Extractor fan. Single radiator.

## BEDROOM 4

13'5 x 12'11 (4.09m x 3.94m)

(max) Dual aspect windows. Double radiator.

## BEDROOM 5

9'8 x 7'2 (2.95m x 2.18m)

"Keylite" double glazed roof light. Wood laminate floor. Double radiator.

## OUTSIDE

Stoned driveway to front and side with off-street parking for four cars. Low maintenance borders and planting to front finished in gold coloured stone. 6Ft. timber fencing and pedestrian gate to; Fully enclosed yard area to rear in mostly gold coloured stone and paved patio. Outside tap and light. Access to;

## ENTERTAINMENT STUDIO

15'5 x 12'5 (4.70m x 3.78m)

Dual coloured light oak effect and white PVC double glazed French doors and front windows. In-situ navy coloured bar with oak butchers block effect counter top. Power for wine cooler. Victorian style patterned tile effect linoleum.

## 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>		
(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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