

3 Millhouse Meadows, Antrim, BT41 2UD



**PRICE Offers Over
£179,950**



This is an excellent opportunity for those looking to purchase their first semi-detached property in this sought after residential development on the outskirts of Antrim town yet within easy access of local schools, Antrim Area Hospital and the bus and train station. Finished to a high standard throughout the property benefits from a spacious entrance hall with ground floor W/C together with a large living room 13'3" x 11'8" with feature contemporary style gas fireplace. The kitchen with informal dining area boasts a contemporary style range of high and low level units together with integrated oven, hob, dishwasher together with space for a fridge freezer and washing machine. The three well proportioned bedrooms to the first floor are complimented by a stunning four piece family bathroom with modern white suite to include a free standing bath and fully enclosed shower unit.

Outside, the property occupies a generous site with gravel off-street parking for two cars and a spacious well maintained garden to the rear making this the ideal family home.

Early viewing strongly recommended.

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Ballyclare
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FEATURES

- Entrance hall with tiled effect wood laminate flooring / Staircase to first floor / Ground floor W/C
- Living room 13'3" x 11'8" with feature contemporary style, glass fronted gas fireplace
- Kitchen with informal dining area / Double glazed PVC 'French' patio doors to the rear
- Full range of high and low level contemporary style units with complimentary work surfaces
- Integrated oven, hob, dishwasher and space for fridge freezer and washing machine
- First floor landing with access to loft
- Three well proportioned bedrooms / One with integrated storage
- Luxury four piece bathroom featuring a free standing bath and enclosed shower unit
- PVC double glazed windows / Oil-fired central heating
- Gravel drive to side with parking for two cars / Generous fully enclosed and low maintenance garden to the rear

ACCOMMODATION

ENTRANCE HALL

Hardwood double glaze door with port light to entrance hall with a staircase to first floor, moulded handrail and turned balustrating. Electric metre cupboard. Tiled effect wood laminate flooring. Double radiator.

LOUNGE

13'3" x 11'8" (4.04m x 3.56m)

Feature contemporary style glass fronted gas fireplace. Wood laminate flooring. Television and broadband points. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a corner pedestal wash hand basin with chrome 'monobloc' mixer tap and tiled splashback. A low flush push button WC. Fully tiled flooring. Extractor fan. Alarm keypad.

KITCHEN WITH INFORMAL DINING

20'6" x 9'8" (6.25m x 2.95m)

Full range of contemporary style high and low level kitchen units with contrasting work surfaces. One and one quarter bowl stainless steels sink unit with chrome mixer tap and tiled splash back. Over counter spot lighting. Integrated appliances to include a four ring halogen hob with stainless steel rounded extractor with down lighting and tiled splashback. A low level combination oven and grill. Dishwasher and space for a fridge freezer and washing machine. Low voltage down lighting. Wood laminate tiled effect flooring. Double radiator. PVC 'French' patio doors to rear.

FIRST FLOOR LANDING

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

BEDROOM 1

11'8" x 9'10" (at max) (3.56m x 3.00m (at max))

Wood laminate flooring. Double radiator.

BEDROOM 2

11'1" x 9'8" (at max) (3.38m x 2.95m (at max))

Wood laminate flooring. Double radiator.

BEDROOM 3

6'11" x 8'3" (2.11m x 2.51m)

Wood laminate flooring. Over stairs storage. Single radiator.

FAMILY BATHROOM

9'0" x 6'9" (2.74m x 2.06m)

Modern white luxury four piece suite comprising a freestanding bath with feature chrome mixer tap. An enclosed quadrant shower with 'Drench' shower head, pencil shower attachment, PVC splashback and partially glazed sliding door. A 'Vanity' wash hand basin with feature chrome 'Monobloc' mixer tap, PVC panel splashback and storage below. A low flush push button WC. Composite flooring. Low voltage downlighting. Extractor fan. Designer graphite vertical towel radiator.

OUTSIDE

Fully enclosed rear garden, with six foot timber, fencing and pedestrian gate to front. Paved patio area. Neat lawn. Outside tap and outside lighting.

To the front, a gravel driveway with space for two cars. Neat lawn. Outside lighting. Paved pathway to front door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

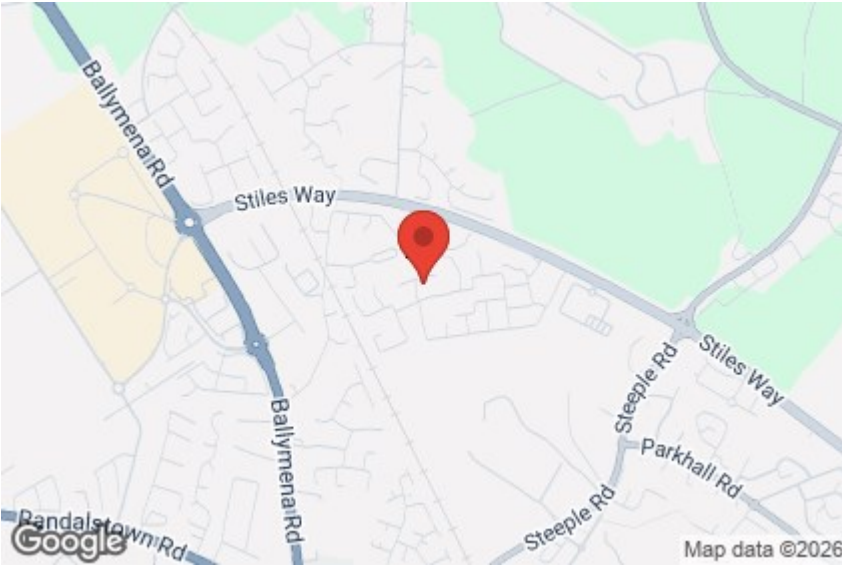
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

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