

## Apt 9 Mill Green, Ballyclare, BT39 0PH



**PRICE Offers Over £154,950**

*Situated within the highly regarded landmark Former Spinning Mill on the outskirts of Doagh Village. This spacious contemporary styled two bedroom first floor apartment boasts a modern specification throughout incorporating an open plan kitchen with living/ dining aspect, private balcony and a host of original features such as high ceilings and full height arched windows. Seldom does the opportunity present itself to purchase a unique property that enjoys a perfect mix of modern contemporary living in a historic setting. Perfect for the purchaser searching for one level living in an enviable unspoilt rural location enjoying far reaching views over the surrounding countryside. Externally there are communal gardens and private residents and visitors parking bays. An early viewing recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
Glengormley  
BT36 5EU  
Tel: (028) 9083 0803

- **Luxurious First Floor Apartment With Lift Access**
  - **2 Bedrooms**
- **Open Plan Contemporary Living/ Kitchen/ Dining Layout**
  - **Superb Historic Landmark Former Mill Building**
- **Contemporary Gloss Fitted Kitchen With Integrated Appliances**
  - **Beautifully Presented Throughout**
  - **Master Bedroom With Walk In Wardrobe**
  - **Private Balcony With Far Reaching Rural Views**
- **Double Glazed Windows/ Gas Fired central Heating**
  - **Residents and Visitors Parking Bays**

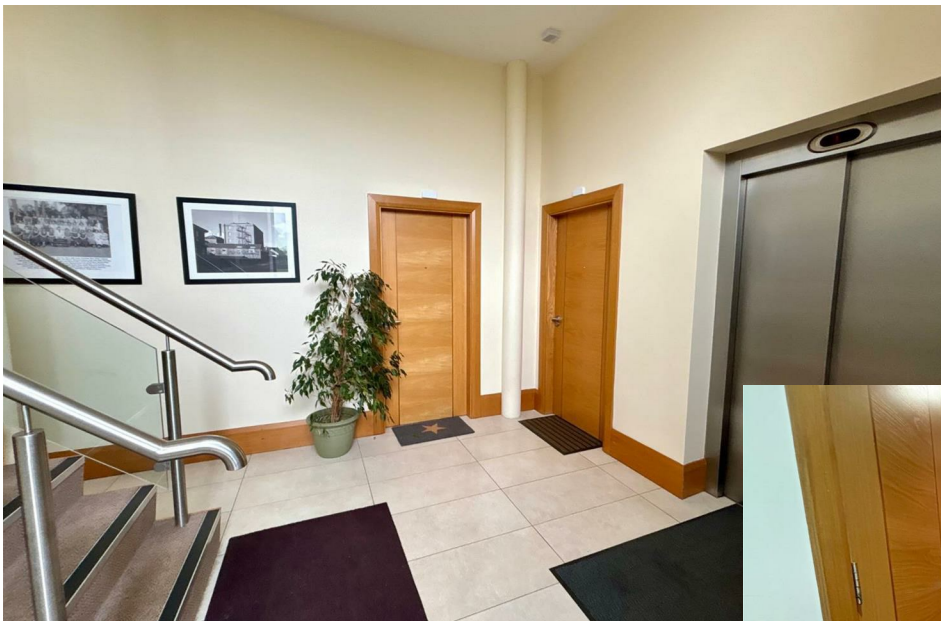
## **ACCOMODATION**

### **SPACIOUS COMMUNAL RECEPTION HALL**

With stairwell and lift access. Glass balustrading to gallery landing. A feature of the internal finishes are the original wall mounted photographs relating to the history of this Mill Building.

### **ENTRANCE HALL**

Solid oak front door with matching oak skirting boards throughout. Built in cloak cupboard.



## OPEN PLAN LOUNGE/DINING/KITCHEN 20'4 x 11'6

Contemporary gloss white fitted kitchen equipped with a comprehensive range of high and low level units and contrasting work surfaces. Built in appliances including fridge/freezer, dishwasher, oven and 4 ring hob. Overhead extractor fan with glass hood. Stainless steel sink unit with mixer tap. Twin French doors to private balcony with safety glass balustrading. Tiled flooring throughout.

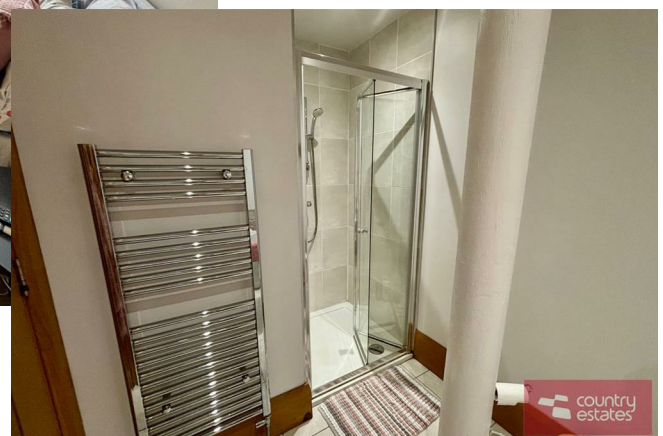


## MASTER BEDROOM 13'5 x 9'7

Arched window. High ceiling (ceiling height 11.4 ft) Access to high level storage cupboard. Built in walk in wardrobe with hanging and shelved storage.

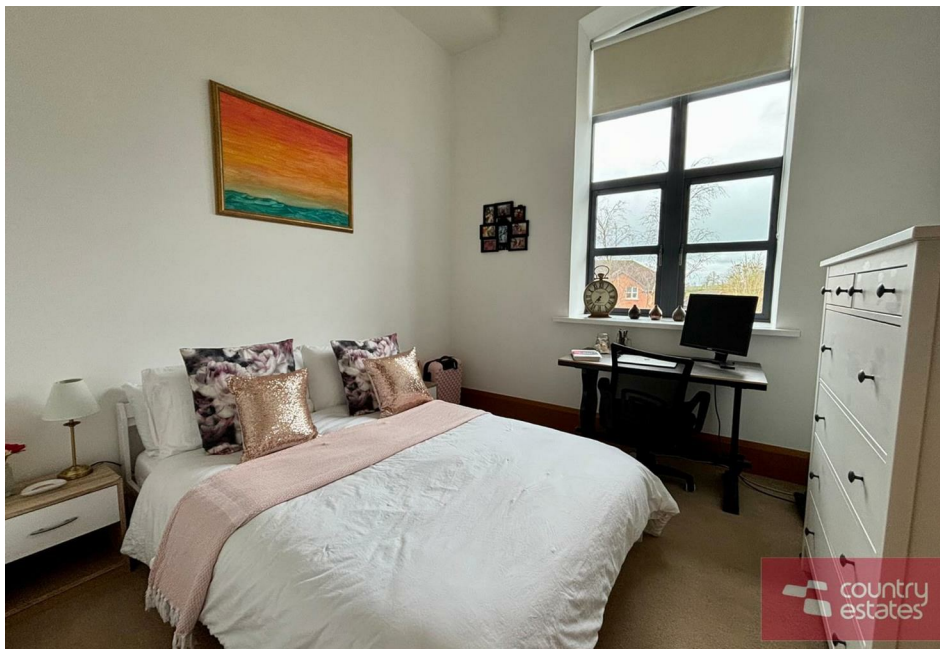
## MODERN 4 PIECE DELUXE BATHROOM

Comprising semi pedestal wash hand basin with mono bloc tap and tiled accent panel, button flush w.c, separate shower unit with thermostatically controlled shower and panelled bath with mixer tap and tiled splashback. Tiled floor. Recessed spot lights.



## BEDROOM 2 10'1 x 9'9

2nd floor height arched windows.



## OUTSIDE

Designated on site car parking spaces at front elevation with tarmac forecourt.

Ample visitor parking spaces.

Professionally managed gardens in lawn with walkways and stocked with a variety of shrubs. Screened communal bin store.

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>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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