

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**

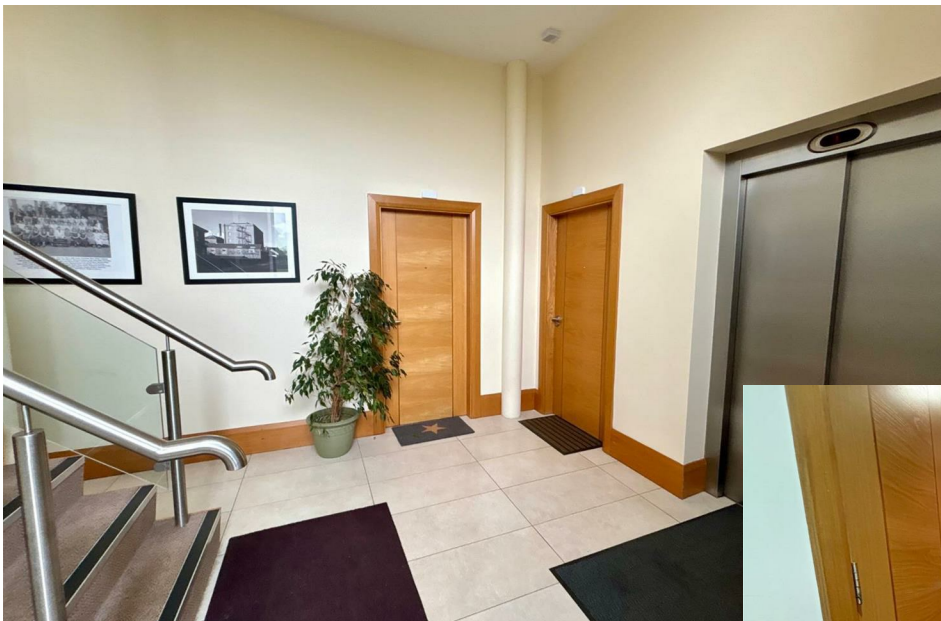
ACCOMODATION

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.

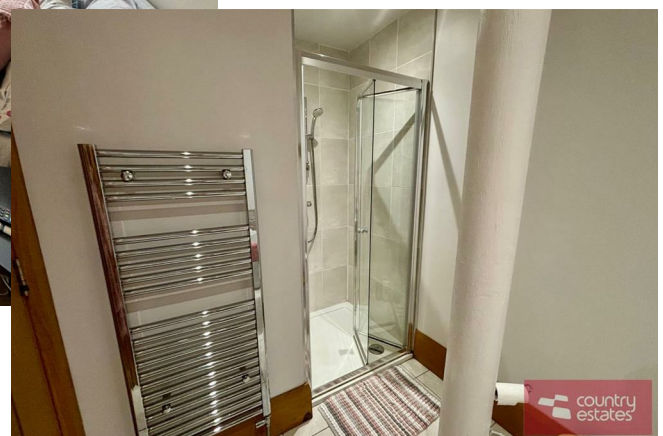


MASTER BEDROOM 13'5 x 9'7

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.

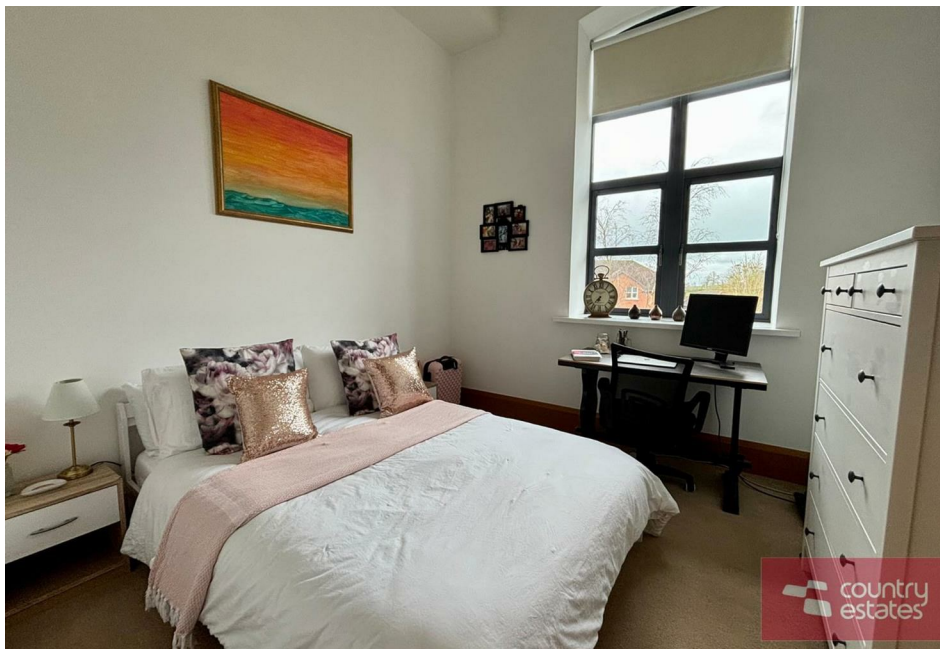
MODERN 4 PIECE DELUXE BATHROOM

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) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.