

## 23 Millhouse Close, Antrim, County Antrim, BT41 2WD



### PRICE Offers Over £119,950

This well presented two bedroom first floor apartment that occupies a prominent position close to the entrance of this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities including Antrim Area Hospital, the M2 motorway and Junction 1 retail outlet. Finished to a high standard throughout, the property benefits from PVC double glazed windows and gas fired central heating together with fully fitted Shaker style kitchen units and integrated appliances. This deceptively spacious apartment boasts an incredibly useful outside storage shed . Ideally suited to the first time buyer and investor alike, this property can only be fully appreciated following full internal inspection. Early viewing strongly recommended.

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## FEATURES

- Communal Entrance Hall
- Private Inner Hall
- Open Plan Kitchen, Living and Dining area
- Full range of high and Low Level Units / Integrated Oven, Hob, Fridge and Freezer
- Breakfast Bar with Space for Two Persons
- Two Well Proportioned Bedrooms
- Bathroom with Modern White Suite to include bath and Separate Shower Cubicle
- Communal parking and outside storage
- Gas Fired Central Heating / PVC double glazed Windows
- Excellent Opportunity for First Time Buyers and Investors Alike

## ACCOMMODATION

Buzzer door entry intercom to communal entrance hall.

### COMMUNAL ENTRANCE HALL

Staircase to:-

### FIRST FLOOR LANDING

Door to:-

### PRIVATE INNER HALL

Fully tiled floor. Double radiator.

### LIVING ROOM OPEN TO KITCHEN WITH INFORMAL DINING A

**18'2 x 9'6 (5.54m x 2.90m)**

(max.) Living area. Open to Kitchen area with full range of "Shaker style" high and low level units and contrasting work surfaces. Breakfast bar. Single drainer stainless steel sink unit with mixer taps. Integrated 4 ring gas hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Integrated fridge freezer and space for a washing machine. Enclosed wall mounted gas boiler. 2 No. double radiators.



### **BEDROOM 1**

13'3" m x 10'8" (4.045 m x 3.256m)

Double radiator.

### **BEDROOM 2**

11'5" x 10'8" (3.491 x 3.270)

Double radiator.

### **BATHROOM**

9'5" x 6'7" (2.878 x 2.032)

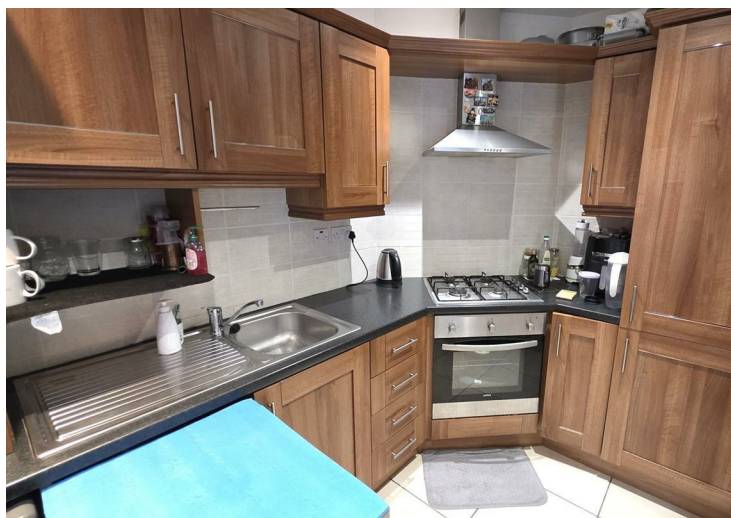
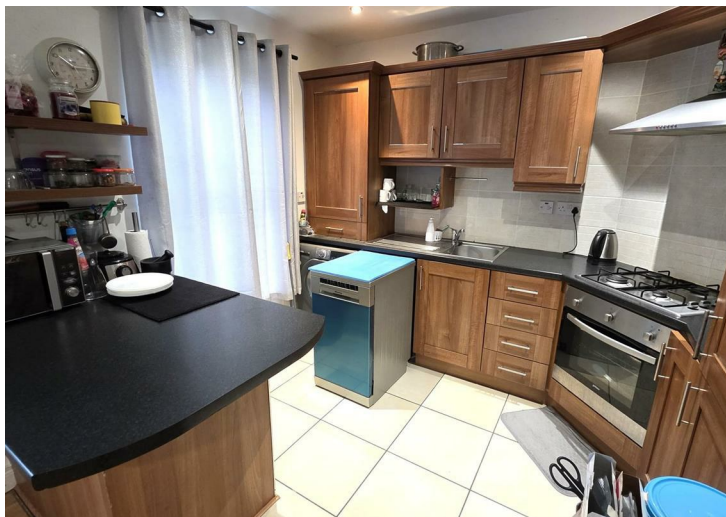
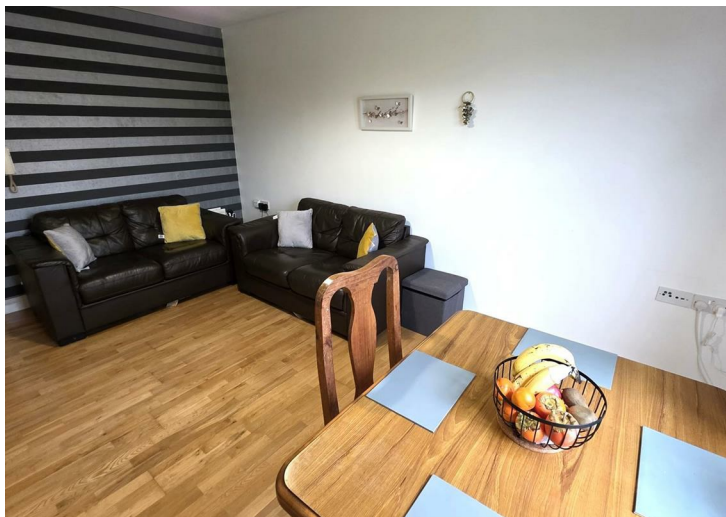
Modern white four piece suite comprising a panel bath with chrome mixer tap. An enclosed shower unit with fully tiled splashback and glazed sliding door. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Extractor fan. Fully tiled floor and partially tiled walls. Chrome towel radiator.

### **EXTERNAL**

Communal tarmac parking area to rear. Generous storage shed.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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

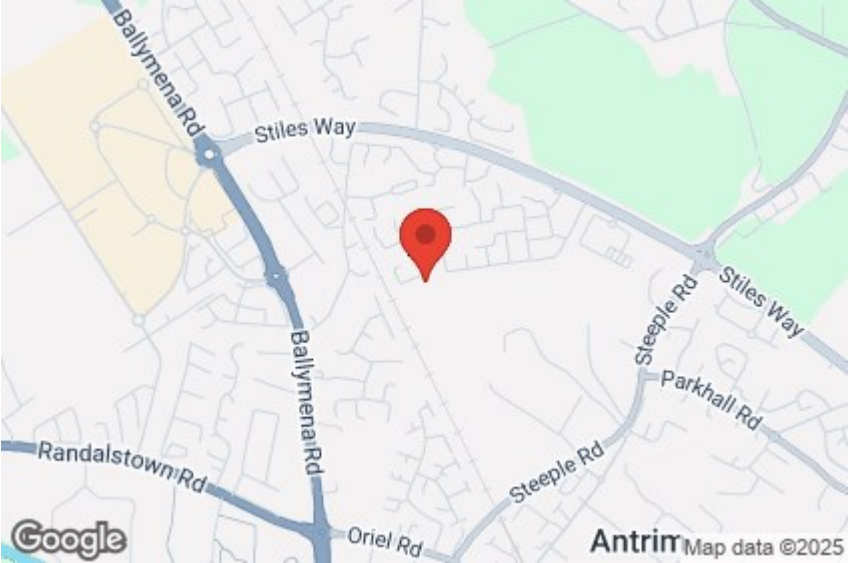






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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