

## 5 Millhouse Gardens, Antrim, County Antrim, BT41 2UL



**PRICE Offers Over  
£199,950**



Welcome to this charming semi-detached house in Millhouse Gardens, Antrim! This delightful property boasts a spacious layout, perfect for comfortable living.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The ground floor features a convenient W/C, adding to the practicality of the home.

With three inviting bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The Principal bedroom comes complete with its own ensuite, offering a touch of luxury and privacy.

One of the stand out features is the recently fitted double 'Shaker' style kitchen with large kitchen island providing a host of integrated appliances and space for washing machine and an 'American style' fridge freezer.

Parking is a breeze with space for four vehicles, making coming home after a long day out a stress-free experience. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property in Millhouse Gardens

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## FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor / Ground floor W/C
- Living room 15'3" x 11'6" with feature 'Inglenook' suitable for installation of wood burning stove with correct permissions.
- Kitchen with informal dining area / PVC double glazed sliding patio doors to rear
- Full range of dark blue double 'Shaker' low level units with large matching kitchen island and breakfast bar seating / Integrated oven, hob and dishwasher
- First floor landing with access to loft
- Three generous first floor bedrooms to include principal with ensuite
- Family bathroom with modern white suite to include panel bath
- PVC double glazed windows and external doors / Gas fired central heating
- Pink stone drive to front and side / Parking for up to four cars / Garden to front in neat lawn / Enclosed garden to rear in paved patio and lawn / Detached garage
- Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

### ENTRANCE HALL

PVC door with sidelights to a large welcoming entrance hall with staircase to first floor, moulded handrail and turned balustrading. Wood laminate flooring. Understairs storage covered. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with chrome 'Monobloc' mixer tap. Low flush push button WC. Fully tiled flooring. Extractor fan. Single radiator.

### LOUNGE

**15'3" x 11'6" (4.664 x 3.508)**

Feature 'Inglenook' suitable for installation of wood burning stove with correct permissions. Double radiator.

### KITCHEN WITH INFORMAL DINING

**18'2" x 10'4" (5.545 x 3.164)**

Full range of dark blue double 'Shaker' style low level kitchen units with contrasting work surfaces and bevelled white subway style splashback tiling. Black sink unit with black mixer tap. Large matching kitchen island with additional storage in addition to breakfast bar style seating. Integrated appliances to include a four ring halogen hob, mid level combination oven and grill and dishwasher. Space for 'American' style fridge freezer and washing machine. Low voltage down lighting. Twin wall lights and acoustic wall panelling. Double radiator. PVC double glazed sliding patio door to rear.

## FIRST FLOOR LANDING

Access to loft. Linen cupboard with 'Worcester' combi gas boiler.

## PRINCIPAL BEDROOM

11'9" x 11'9" (3.589 x 3.583)

Twin wall lights. Single radiator. Door to;

## ENSUITE

Modern white suite comprising a wall to wall enclosed shower with fully tiled splashback, 'Mira sport' electric shower and partially glazed folding door. 'Vanity' slimline wash hand basin with 'Monobloc' chrome mixer tap and storage below. Low flush push button WC. Extractor fan. Single radiator.

## BEDROOM 2

10'9" x 10'4" (3.291 x 3.175)

Single radiator.

## BEDROOM 3

9'5" x 6'3" (2.883 x 1.912)

Wood laminate flooring. Single radiator.

## FAMILY BATHROOM

7'1" x 6'9" (2.182 x 2.072)

Modern white suite comprising a panel bath with feature chrome mixer tap and tiled splashback. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Single radiator.

## OUTSIDE REAR

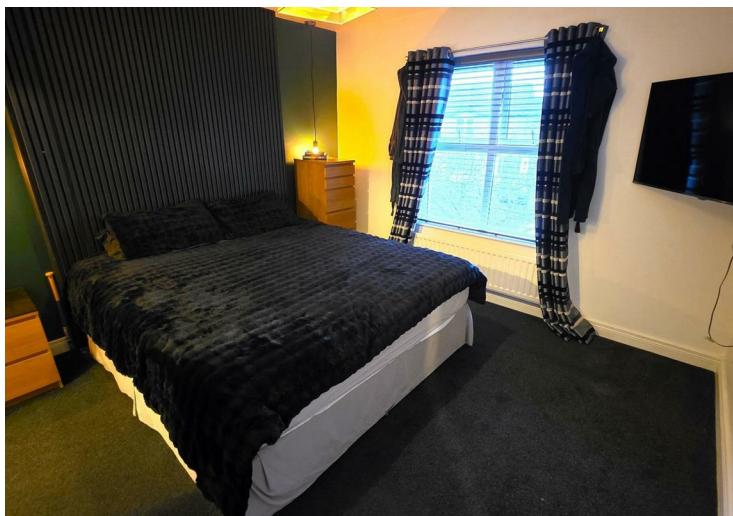
Fully enclosed rear garden with six foot timber fencing and pedestrian gate to front. PVC double glazed service door to detached garage. Paved patio area with addition of mixed stone bedding. Neat lawn. Outside tap and outside lighting.

## DETACHED GARAGE

Roller door. Power and lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

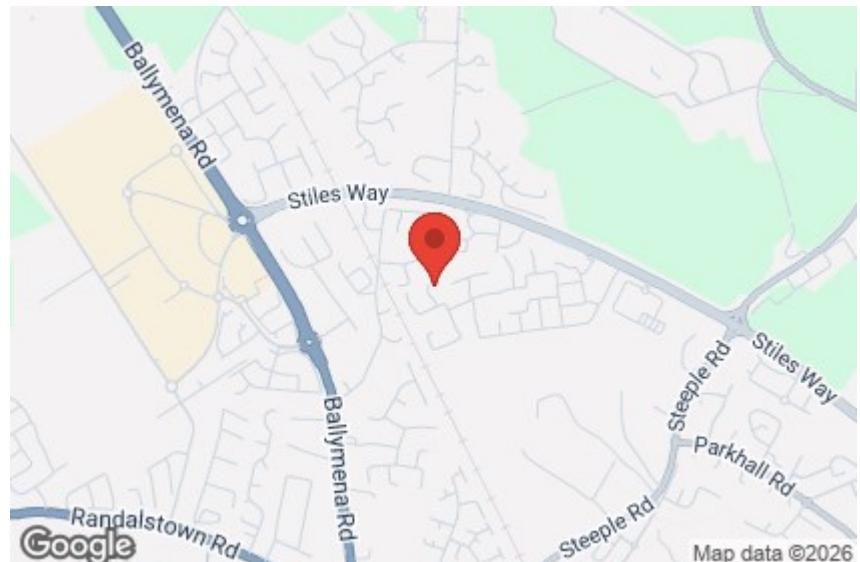
Please note, none of the services or appliances have been tested at this property.





## Energy Efficiency Rating

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



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