

34 Millhouse Dale, Antrim, County Antrim, BT41 2UN



PRICE Offers Over £214,950

This is an excellent opportunity to purchase a beautifully presented and generously proportioned three storey townhouse occupying an excellent position with superb sun orientation and private rear garden overlooking Antrim Grammar School playing fields. Designed as a five bedroom home the original owner requested that the builder re-configure into four large bedrooms, two of which have ensembles. Two bedrooms on the top floor have been re-arranged into one but window positions have been retained to allow for a stud wall to be reinstated if necessary to sub-divide again. The property also benefits from luxury light grey high gloss high and low level kitchen units with integrated twin ovens, gas hob and dishwasher. Pipework also exists to plumb in an American fridge freezer. Sanitary ware to the ground floor W/C, family bathroom and two ensembles is also considered modern in style. Outside, the side by side parking to the front accommodates two vehicles and is finished in tegula brick while the well maintained, fully paved gardens to the rear are accessed via PVC double glazed French doors from the informal dining.

Only on full inspection can one fully appreciate the quality of this superb family home.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with fully tiled floor / Staircase to first and second floors / Ground floor W/C
- Living room 15'0 x 11'5 Open fire with polished sandstone surround / Wood laminate floor
- Kitchen with informal dining area / Oak effect PVC double glazed French doors to rear
- Full range of light grey high gloss units / Integrated gas hob, twin ovens and dishwasher
- Two first floor bedrooms / Principal with PVC double glazed door to wrought iron railings / Ensuite shower room
- First floor family bathroom with modern white suite
- Two second floor bedrooms / One with ensuite shower room
- Oak effect PVC double glazed windows and French doors / Composite two tone entrance door with double glazed insets / Oil-fired central heating / Security alarm
- Tegula brick side by side parking to the front / Fully enclosed and paved garden area to rear
- Superb sun orientation and open aspect to the rear

ACCOMMODATION

Composite two tone entrance door with double glazed insets to:

ENTRANCE HALL

Fully tiled floor. Staircase to first floor with painted moulded handrail and turned balustrading. Meter cupboard.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled floor. Extractor fan.

LIVING ROOM

15'0 x 11'5 (4.57m x 3.48m)

Open fire with feature polished sandstone surround and polished granite inset and hearth. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

18'3 x 11'9 (5.56m x 3.58m)

Full range of light grey high gloss high and low level units with feature polished chrome handles. Complimentary work surfaces with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with feature angled black polished glass extractor above. Integrated twin ovens and dishwasher. Plumbed for American fridge freezer and washing machine. Metro style part tiled walls to work surfaces. Kickboard lighting. Fully tiled floor. Under unit lighting. Oak effect PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Staircase to second floor. Hot press with unvented hot water cylinder. Shelving above.

BEDROOM 1

15'0 x 11'5 (4.57m x 3.48m)

(max) Oak effect PVC double glazed door to wrought iron railings. Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin and fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Wash hand basin with "monobloc" mixer tap. Floor to ceiling tiled splash back. Fully tiled floor. Single radiator.

BEDROOM 2

11'8 x 10'2 (3.56m x 3.10m)

Double radiator.

BATHROOM

8'5 x 7'10 (2.57m x 2.39m)

(max) Modern white suite comprising panelled bath with mixer taps and tiled splash back. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Extractor fan. Fully tiled floor. Double radiator.

SECOND FLOOR LANDING

BEDROOM 3

15'0 x 14'9 (4.57m x 4.50m)

(max) to include ensuite. Dormer window. Access to built-in over stair wardrobe. Access to loft. Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin with "monobloc" mixer taps and floor to ceiling splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 4

18'4 x 11'9 (5.59m x 3.58m)

(max) Two dormer windows. Double radiator.

OUTSIDE

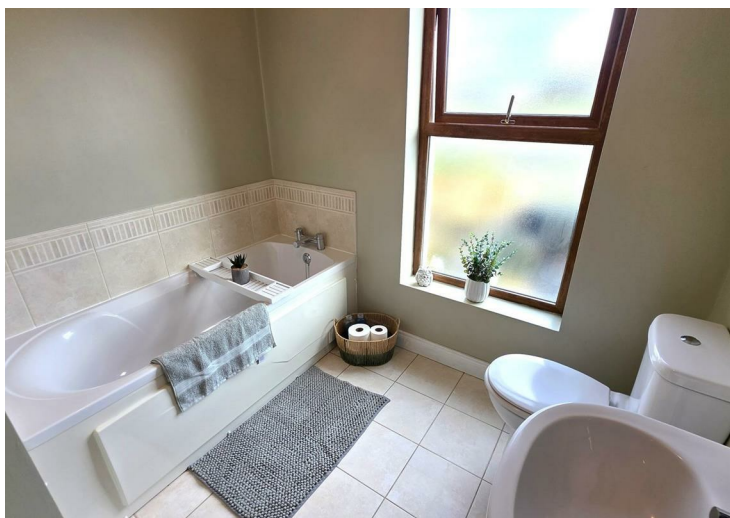
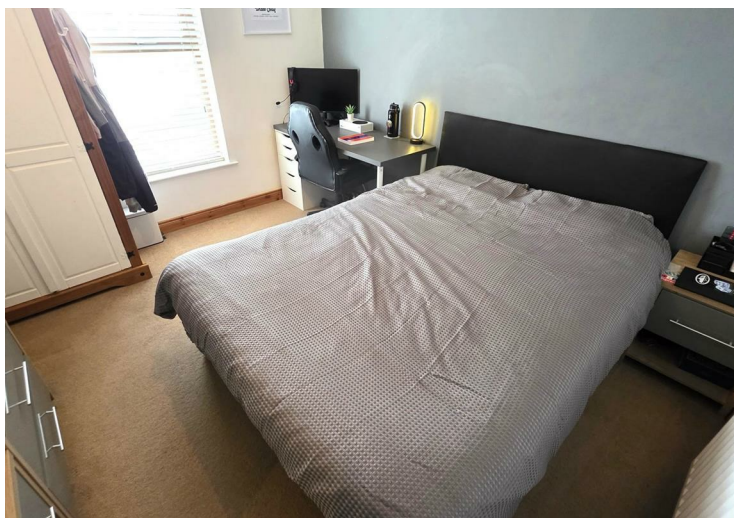
Tegula brick off street parking for 2 cars to front. Tegula brick front step. Outside light. Shared pathway to rear providing access to private fully paved garden with 6Ft. timber fencing and gate. Brick built oil fired boiler house. PVC tank. Outside tap and light. Superb sun orientation and open aspect over Antrim Grammar School rugby pitch.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS;

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

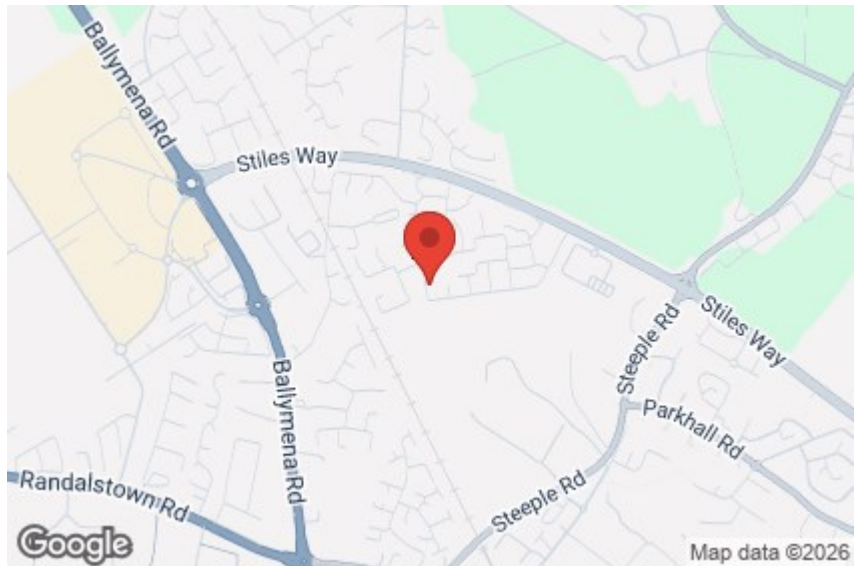
Please also be aware, the property boundary edged in red is for identification purposes only.





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |



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