



52 Mill House Dale, Antrim

Beautifully Presented Detached Family Home

Asking Price **£199,950**





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Beautiful Detached Family Home

This beautiful family home is conveniently located close to Antrim town and offers modern living for families both large and small. Presented to a high standard throughout it is ready to move straight into. The rear garden is a highlight of the property with lots of space and a private sun trap area which could be enjoyed all through the summer months. The location of this property offers easy convenience to Antrim town as well as the Junction Shopping Centre and the M2 motorway network. There is a good choice of schools nearby at both primary and secondary level. Viewing is highly recommended.



GLASS PANELLED HARDWOOD ENTRANCE DOOR & ENTRANCE HALLWAY

Tiled floor

W.C

Low flush W.C; wash hand basin; tiled floor

LOUNGE

20'05" x 12'05"

Wood flooring; wood burning stove with tiled hearth; bay window; wall lighting

KITCHEN WITH OPEN PLAN DINING AREA

17'07" x 10'08"

Modern fully fitted kitchen comprising of an excellent range of high- and low-level gloss units; wood block effect work surfaces; 1 ½ bowl stainless steel sink unit; tiled splashback; concealed underlighting; range style cooker; stainless steel extractor fan; tiled floor

SUNROOM

11'06" x 8'10"

Tiled floor; PVC doors opening onto rear garden

UTILITY ROOM

11'03" x 5'10"

Excellent range of high- and low-level gloss units; plumbed for washing machine and dryer; wood block effect work surfaces; single drainer stainless steel sink unit; extractor fan; tiled splashback; tiled floor

FIRST FLOOR LANDING

MASTER BEDROOM

12'04" x 10'06"

Low voltage spotlighting

EN-SUITE

3-piece suite comprising of double tray shower cubicle with Drench style shower head; low flush W.C; wash hand basin; chrome towel rail; tiled floor and partially tiled walls; extractor fan

BEDROOM 2

12'03" x 10'02"

BEDROOM 3

11'03" x 10'09"

BEDROOM 4

11'01" x 8'01"

FAMILY BATHROOM

Contemporary fitted white suite comprising of P-shaped bath with chrome mixer taps, power shower and glass shower screen; low flush W.C; wash hand basin; tiled floor and partially tiled walls; extractor fan

EXTERIOR -DETACHED GARAGE

18'11" x 11'05"

Roller door; power and light

Driveway covered in loose stone; front garden area with various plants; rear garden with flagged patio and artificial lawn; private suntrap area laid in decking and enclosed by fencing

OTHER FEATURES

OFCH

Double glazed windows

Floored roofspace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
England & Wales		76	78
		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	72
		EU Directive 2002/91/EC	

Ground Floor



Photography and Floor plans by houseflyni.co.uk #flyonthewallpropertymarketing
Plan produced using PlanUp.

52 Mill House Dale, Antrim

First Floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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