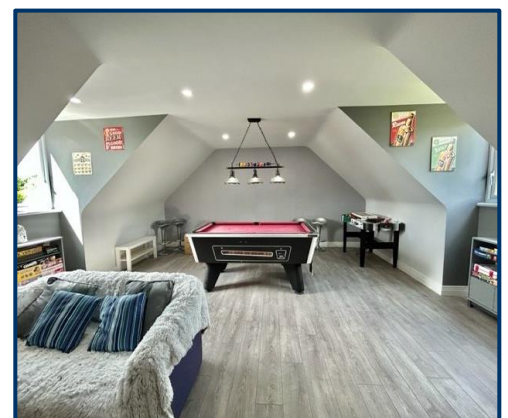




50 Millgrove Park Eglinton

- A substantial executive residence situated in a prime residential park
- Impressive and highly adaptable accommodation of circa 2700 sq ft
- PVC double glazed windows
- Oil fired central heating
- Tarmac driveway with ample parking and turning
- A stunning family home in the sought after Eglinton Village

Asking Price: £369,950



ENTRANCE PORCH:

uPVC front door, tiled floor

ENTRANCE HALL:

Understairs storage, tiled floor

GUEST WC:

Low flush wc, wash hand basin, chrome towel heater, tiled floor

FAMILY ROOM: 14'2" (4.32m) x 11'9" (3.58m)

Cast iron fireplace with marble surround and granite hearth, downlighters, woodstrip maple flooring

LOUNGE: 18'0" (5.49m) x 11'11" (3.63m)

Cast iron fireplace with granite hearth, pine surround, laminate wood flooring

DINING ROOM: 15'10" (4.83m) x 11'8" (3.56m)

Laminate wood flooring, sliding patio doors to

CONSERVATORY: 12'7" (3.84m) x 8'9" (2.67m)

Tiled floor

KITCHEN/DINING: 14'4" (4.37m) x 11'8" (3.56m)

Eye and low level units, luxury granite worktops, stainless steel sink unit, plumbed for dishwasher, glass display units, island unit with integrated hob and extractor fan over, downlighters, tiled floor

UTILITY ROOM: 10'7" (3.23m) x 7'8" (2.34m)

Eye and low level units, stainless steel sink unit, plumbed for automatic washing machine, tiled floor, glazed uPVC door

OFFICE: 8'5" (2.57m) x 7'9" (2.36m)

Built in furniture, tiled floor

INTEGRAL DOUBLE GARAGE: 18'0" (5.49m) x 18'0" (5.49m)

Two roller doors, power and light

FIRST FLOOR: Landing with hotpress**BEDROOM (1): (exc bay window) 19'10" (6.05m) x 11'9" (3.58m)**

Walk in wardrobes, downlighters **Ensuite:** Low flush wc, wash hand basin, electric shower, chrome towel heater, fully tiled walls, tiled floor

BEDROOM (2): 13'0" (3.96m) x 11'9" (3.58m)

Built in wardrobes, laminate wood flooring

GAMES ROOM / BEDROOM (5): 17'4" (5.28m) x 19'5" (5.92m)

Laminate wood flooring

BEDROOM (3): 11'10" (3.61m) x 10'0" (3.05m)

Laminate wood flooring

BEDROOM (4): 10'0" (3.05m) x 9'8" (2.95m)

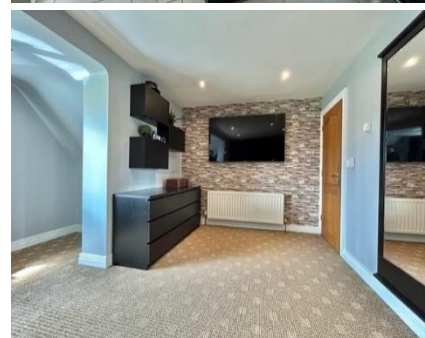
Laminate wood flooring

BATHROOM:

Low flush wc, wash hand basin, Jacuzzi style bath, thermostatic step in shower, chrome towel heater, fully tiled walls, tiled floor

EXTERIOR:

Garden to front in lawn; tarmac driveway to double garage; rear garden in lawn with timber deck. External power points and illuminated driveway lighting



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PROPERTY MISREPRESENTATION ACT 1991

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