



## 24 Mill Road Ballyclare, Newtownabbey, BT39 9DZ

**Offers Around  
 £265,000**

We are delighted to offer for sale this impressive detached Victorian residence which is located in a very convenient semi rural location on the outskirts of Ballyclare Town Centre. Offering oodles of character and charm coupled with many original features this property will appeal to the growing family seeking spacious and adaptable accommodation.

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with feature fireplace, family room with feature cast iron fireplace, spacious modern fitted kitchen / diner with space for appliances and separate utility room.

Upstairs there are four bedrooms a study and a spacious family bathroom with white suite and shower cubicle. Other benefits include PVC double glazing and oil heating.

Outside there is access at rear leading to a former double detached garage / workshop with self contained studio accommodation. good garden to front in lawn, fully enclosed paved garden to rear with feature decking.

Early viewing recommended !!

# 24 Mill Road

## Ballyclare, Newtownabbey, BT39 9DZ



- Detached Residence
- Downstairs WC & Utility
- PVC Double Glazing & Oil
- 4 Bedrooms & Study
- Spacious Modern Kitchen / Diner
- Double Garage with Annex
- 2 Receptions
- Spacious White Bathroom

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Double glazed front door, radiator, cornicing, pvc double glazed back door

##### CLOAKROOM

##### FURNISHED CLOAKROOM

Wc, wash hand basin

##### LOUNGE

16'4" x 12'3" (4.98m" x 3.73m")

Feature fireplace, cast iron and tiled inset, mahogany surround, radiator, cornicing

##### FAMILY ROOM

16'4" x 12'1" (4.98m" x 3.68m")

Feature fireplace, cast iron inset, mahogany surround, stained floorboards, radiator, cornicing

##### KITCHEN / DINER

17'4" x 14'0" (5.28m" x 4.27m")

Modern range of shaker style high and low level units, complimentary worktop, single drainer sink unit, double range style cooker space, integrated fridge / freezer and dishwasher, partly tiled wall, tiled floor, hotpress

##### UTILITY ROOM

12'2" x 5'2" (3.71m" x 1.57m")

High and low level units, worktop, basin and a half sink unit, plumbed for washing machine, radiator

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

17'7" x 14'0" (5.36m" x 4.27m")

Built in part mirrored sliding robes, radiator

##### BEDROOM 2

12'4" x 10'11" (3.76m" x 3.33m")

Radiator

##### BEDROOM 3

12'4" x 10'9" (3.76m" x 3.28m")

Radiator

##### BEDROOM 4

12'4" x 10'10" (3.76m" x 3.30m")

Radiator, built in wardrobe

##### STUDY

6'1 x 5'7 (1.85m x 1.70m)

Wood laminate flooring, radiator.

##### BATHROOM

White suite comprising corner panelled bath, pedestal wash hand basin, low flush wc, bidet, shower cubicle, thermostatic shower, partly tiled walls, tiled floor, radiator

##### OUTSIDE

Access at rear via shared laneway leading to a former detached garage with twin roller shutter doors

(currently blocked up)

Workshop 20'6:" x 19'7" light & power

Garden to front in lawn

Fully enclosed paved garden to rear with feature decking area

Attached outhouse with oil boiler.

##### GARAGE

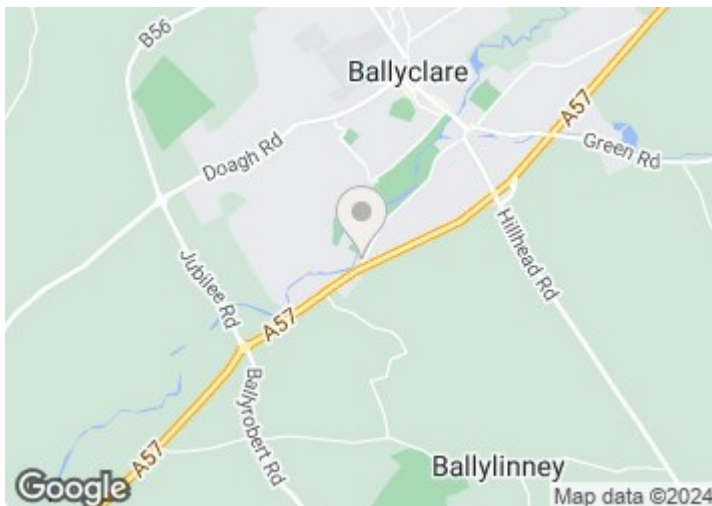
ENTRANCE : PVC double glazed front door, tiled floor and access to kitchen / diner

KITCHEN / DINNER: (20'3 x 19'6 At Widest) Range of high and low level fitted units with formica worktops, stainless steel single drainer sink unit, cooker space with stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, stairs to first floor.

LOUNGE: (21'7 x 10'0 At Widest) Solid wood flooring.

BEDROOM: (9'11 x 9'8) Under eaves storage.

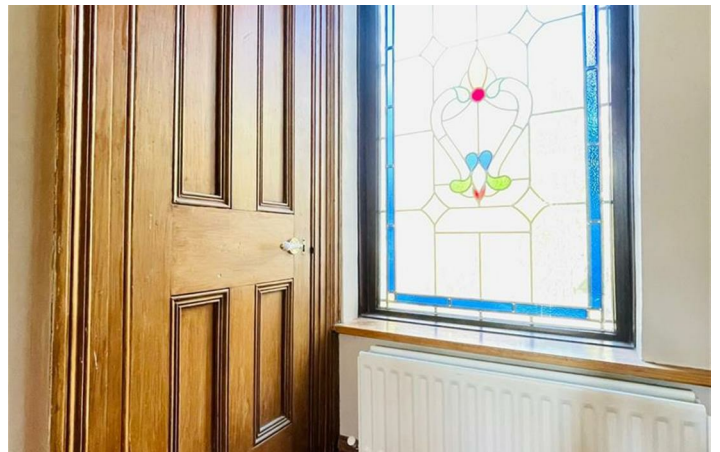
SHOWER ROOM: White suite comprising: fully tiled shower area with electric shower, wash hand basin and low flush W.C. Velux window.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	33
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	









**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

**WHICH MORTGAGE WILL SUIT ME BEST?**

**HOW MUCH DEPOSIT WITH I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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