

14 Six Mile Water Mill Road, Antrim, BT41 4FD

PRICE Offers Over £165,000

This is a superb opportunity for the First Time Buyer and young family alike to purchase a beautifully presented and deceptively spacious three bedroom mid townhouse with ground floor W/C and ensuite to the master bedroom. Finished to a high standard both inside and out, the property benefits from a full range of "Contemporary" style high and low level units with integrated oven, gas hob, fridge, freezer, dishwasher and space for a washing machine together with modern white sanitary ware to the main bathroom and ensuite to master bedroom.

Outside, the property boasts two side by side parking spaces. The fully enclosed gardens to the rear have excellent sun orientation and also benefit from a neat lawn and paved patio area.

Only on full internal inspection can one begin to appreciate the quality of this superb townhouse.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Living room 17'4" x 14'7" (max) with coal effect gas fire and feature ornate wood and polished granite hearth / French doors to;
- Kitchen with informal dining area / Double glazed French doors to the rear
- Full range of contemporary style high and low level units / Integrated gas hob, oven, fridge, freezer, dishwasher and space for washing machine
- Ground floor W/C
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room and built-in wardrobes
- Bathroom with modern white suite to include panel bath with shower attachment
- Double glazed windows / Gas fired central heating
- Tegula brick side by side parking to the front for two cars / Fully enclosed garden to rear with excellent sun orientation

ACCOMMODATION

ENTRANCE HALL

Stair case to first floor with moulded hand rail. Electric meter box. Single radiator.

LIVING ROOM

17'4" x 14'7" (5.294 x 4.466)

(at max) Feature coal effect gas fireplace with ornate wooden surround and polished granite hearth. Wood laminate flooring. Two double radiators. French double doors to:

KITCHEN INTO INFORMAL DINING

17'11" x 11'11" (5.483 x 3.637)

Full range of contemporary style high and low level kitchen units with complimentary work tops and splash back tiling. Integrated one and a quarter bowl black sink unit with feature chrome mixer tap. Integrated four ring gas hob with stainless steel glass overhead extractor fan. Integrated low level combination oven and grill. Integrated fridge freezer. Integrated dishwasher. Space for washing machine. Fully tiled floor to kitchen and wood laminate to informal dining area. Low voltage down lights. PVC French doors to rear. Double radiator.

GROUND FLOOR WC

Modern white suite comprising wall mounted wash hand basin with chrome hot and cold taps and tiled splash back. Low flush push button WC. Extractor fan. Low voltage down lights. Fully tiled floor.

FIRST FLOOR LANDING

Access to loft with pull down ladder. Wood laminate flooring. Double radiator. Hot press with shelved storage.

MASTER BEDROOM

15'2" x 11'1" (4.634 x 3.401)

Wood laminate flooring. Integrated "Starplan" bedroom wardrobes. Double radiator. Low voltage down lights.

ENSUITE

7'7" x 6'6" (2.333 x 1.993)

(At max) Modern white suite comprising . Wall to wall sliding door and "drench" shower head. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. White towel radiator. Partially tiled walls and fully tiled floors. Low voltage down lights. One white towel rail plus one double radiator.

BEDROOM 2

11'0" x 10'5" (3.374 x 3.183)

Wood laminate flooring. Sliding mirror wardrobes. Double radiator.

BATHROOM

7'3" x 6'9" (2.210 x 2.061)

Modern white suite comprising pedestal wash hand basin with chrome mixer taps. Panel bath with feature chrome mixer tap and shower over. Low flush push button WC. Electric towel rail. Fully tiled walls and floors. Low voltage down lights. Extractor fan. Double radiator.

OUTSIDE FRONT

Tegula brick side by side parking to the front for two cars

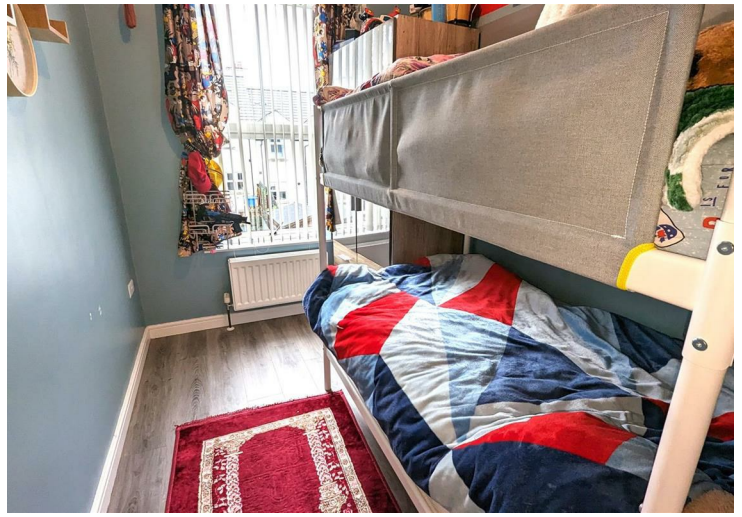
OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation. Brick pavia pathway to raised patio area. Neat lawn. Outside tap and light. Outbuilding with electrics for tumble dryer and storage.

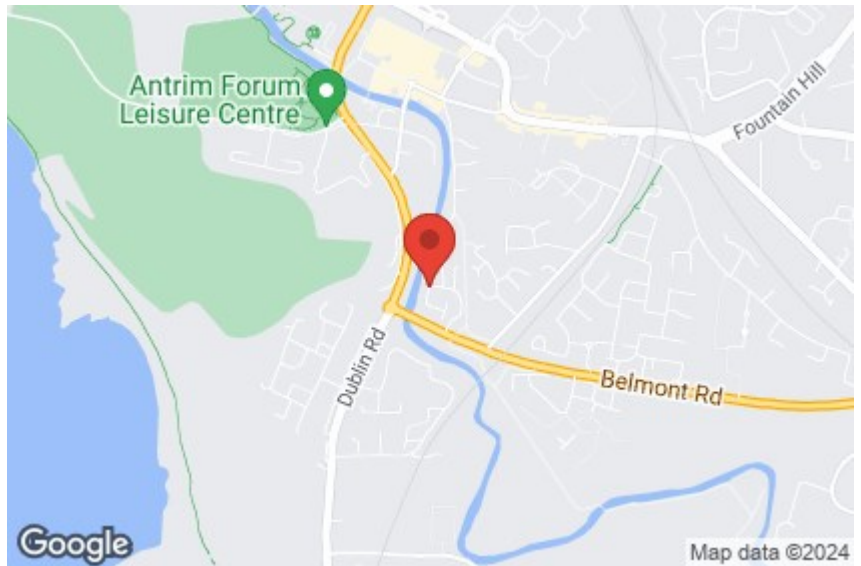
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note that 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	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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