

50 Millhouse Glen, Antrim, County Antrim, BT41 2UJ**PRICE Offers Over £209,950**

This is an excellent opportunity to purchase a double fronted four bedroom house occupying a superb site overlooking an open green in this sought after residential development on the outskirts of Antrim town yet within easy access of local schools and transport facilities. Finished to an exceptional standard both inside and out, the property boasts four well proportioned bedrooms (master with ensuite shower room) together with a well appointed recently installed family bathroom with the addition of a ground floor W/C. The luxurious nearly new kitchen with informal dining area benefits from dual aspect windows and double glazed sliding patio doors together with 'Sage' green high and low level units and integrated eye level double oven, induction hob, fridge freezer and dishwasher. The generous living room is further enhanced by a bay window to one side creating plenty of circulation space and helps to show off the feature fire with surround. Outside, the tarmac drive allows for two cars to be parked side by side and access to the detached garage. Only on full internal inspection can one fully appreciate the quality of this superb family home. Early viewing strongly recommended.

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FEATURES

- Entrance hall with solid wood floor / Staircase to first floor / Ground floor W/C
- Living room with side bay window / Electric with feature surround
- Recently installed luxury Kitchen with informal dining area / Double glazed sliding patio doors
- Full range of 'Sage' green 'Shaker' style high and low level units / Integrated eye level double oven, induction hob, fridge freezer and dishwasher
- Large utility room with space for washing machine and tumble dryer
- First floor landing
- Four well proportioned bedrooms / Master with bay window and recently upgraded ensuite shower room
- Recently installed Bathroom with modern white suite to include 'P' shaped panel bath
- PVC double glazed windows / Oil-fired central heating / Composite front door with double glazed portlight / PVC double glazed door to rear
- Tarmac drive with side by side parking for two cars / Detached garage / Open aspect to front elevation

ACCOMMODATION

New double glazed and leaded composite door and double glazed sidelights to;

ENTRANCE HALL

PVC double glazed door with side lights to entrance hall welcoming hall. Stair case to first floor with moulded hand rail and turned balustrading. Solid wood floor. Under stair storage with meter cupboard. "Hive" smart heating controls. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and pedestal wash hand basin. Extractor fan. Fully tiled floor.

LIVING ROOM

17' x 13'5" (5.18m x 4.09m)

(into side bay) Electric fire with feature wooden surround and polished granite inset and hearth. Solid oak wooden floor. Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING

14'9 x 11'9 (4.50m x 3.58m)

Full range of recently fitted Sage green "Shaker" style high and low level units with contrasting work tops and fully tiled walls to work surfaces. Single drainer stainless steel sink unit with chrome mixer taps. Over window pelmet with low down lights. Integrated appliances to include four ring "Bosch" induction both part stainless steel part glass over head extractor fan. Eye level double oven and grill. Fridge freezer. Over counter lighting. Fully tiled marble effect floor. Dual aspect windows. Double glazed sliding doors to rear. Double radiator.

UTILITY ROOM

7'9 x 6'5 (2.36m x 1.96m)

Range of low level units with contrasting work surfaces and single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed door to rear. Extractor fan. Single radiator.

FIRST FLOOR LANDING

Access to loft. Gable side window. Hot press with insulated copper cylinder and shelving above.

BEDROOM 1

12'7" x 10'9" (3.84m x 3.28m)

(into bay) Dual aspect windows. Single radiator.

ENSUITE

Luxury recently installed white suite comprising a corner quadrant shower with marble effect PVC panelling "Mira" vigour electric shower unit and sliding cubicle doors. Low flush push button WC. Wash hand basin with chrome hot and cold taps and storage below. Wood laminate flooring. Extractor fan. Chrome towel rail.

BEDROOM 2

10'5" x 9'1" (3.18m x 2.77m)

(plus door recess) Dual aspect windows. Single radiator.

BEDROOM 3

10'10 x 7'3 (3.30m x 2.21m)

Single radiator.

BEDROOM 4

7'7 x 7'3 (2.31m x 2.21m)

Single radiator.

BATHROOM

A recently installed luxurious white suite comprising a "P" shaped panel bath with chrome mixer taps, fully tiled surround and "Mira" Sport thermostatic shower over with part glazed screen. Wash hand basin with chrome hot and cold tap, tiled splash back and storage under. Low flush push button WC. Extractor fan. Wood laminate flooring and white towel radiator.

OUTSIDE

Garden to front and side finished in decorative stone and low level fencing. Tarmac drive with side by side parking for 2 cars. Access to:

Fully enclosed garden to rear in low maintenance pink stone and extended paved patio. Artificial grass in neat lawn. 6 Ft timber fencing and pedestrian gates. PVC tank. Outside tap and light.

DETACHED GARAGE

18'10 x 10 (5.74m x 3.05m)

Roller shutter door. Power and light. Service door to side. Oil-fired boiler.

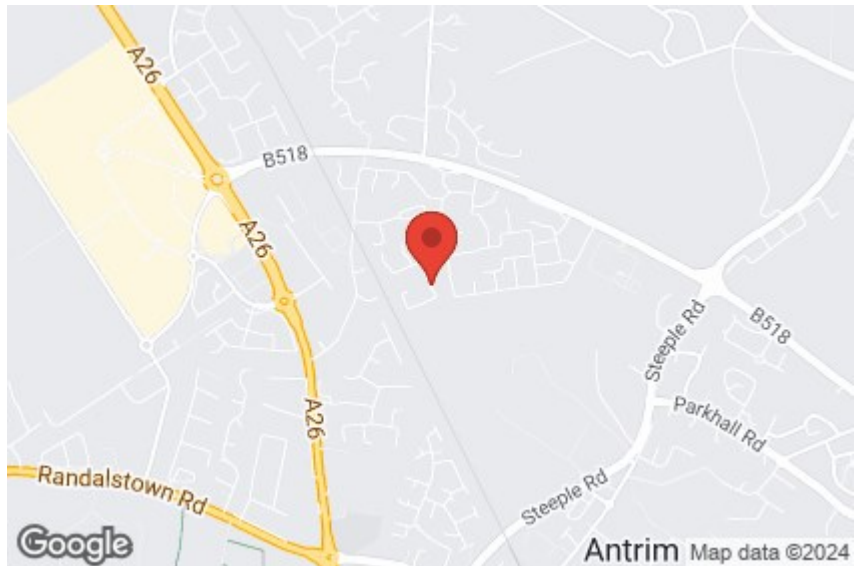
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, 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			
(55-68) D		56	64
(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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