

## 18 Millhouse Glen, Antrim, BT41 2UJ



### PRICE Offers Over £184,950

We are delighted to offer the opportunity to purchase this attractive and deceptively spacious three bedroom detached residence which is located on a prime site within an ever popular residential development and in close proximity to local amenities, public transport routes and main commuter networks. This well presented property benefits from three generous bedrooms (master with ensuite), a deluxe family bathroom, spacious lounge with feature multi fuel stove and a contemporary fitted kitchen with informal dining.

With the dwelling further boasting a ground floor WC and a spacious corner site we recommend early viewing to fully appreciate the extent of this exquisite property.

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## FEATURES

- Entrance hall with fully tiled floor / Ground floor W/C
- Living room with multi fuel stove / Dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors
- Full range of contemporary style high and low level kitchen units / Integrated gas hob and double oven
- First floor landing / Access to loft / Hotpress with insulated copper cylinder
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating
- Spacious corner site
- Excellent opportunity for first time buyers and growing families alike

## ACCOMMODATION

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Double timber gate to private side drive offering parking for up to 3 cars. Outside light. Double glazed composite door to:

### ENTRANCE HALL

Stair case to first floor with moulded hand rail and painted balustrading. Fully tiled floor. Low voltage down lights. Double radiator.

### LIVING ROOM

**14'10" x 12'5" (4.537 x 3.809)**

Feature multi fuel stove with polished granite hearth and splashback. Solid wood flooring. Low voltage down lights. Double radiator.

### KITCHEN INTO INFORMAL DINING

**19'11" x 12'0" (6.072 x 3.674)**

Fully fitted range of contemporary style high and low level units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated five ring gas hob with part glass part stainless steel over head extractor fan. Low level double oven and grill. Space for fridge freezer and washing machine. Low voltage down lights. Fully tiled floor. Double radiator. "French" double glazed doors to rear.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with chrome mixer tap and tiled splash back. Fully tiled floor. Single radiator.

## FIRST FLOOR LANDING

Gable Window. Access to loft. Hot press with insulated copper cylinder.

## BEDROOM 1

12'2" x 9'10" (3.729 x 3.014)

Integrated storage with sliding mirrored doors. Low voltage down lights. Wood laminate flooring. Double radiator.

## ENSUITE

Modern white suite comprising wall to wall enclosed shower unit with glazed folding door. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled floor and walls. Low voltage down lights. Extractor fan. Single radiator.

## BEDROOM 2

10'11" x 9'4" (3.349 x 2.869)

Integrated storage with sliding mirrored doors. Wood laminate flooring. Double radiator.

## BEDROOM 3

9'8" x 9'4" (2.968 x 2.869)

(at max) Wood laminate flooring. Single radiator.

## BATHROOM

8'2" x 7'9" (2.511 x 2.372)

(at max) Modern white suite comprising tiled panel double ended bath with chrome mixer tap and separate shower attachment. Pedestal wash hand basin with chrome mixer tap and floor to ceiling tiled splash back. Low flush push button WC. Low voltage down lights. Fully tiled floor. Extractor fan and chrome towel rail.

## OUTSIDE REAR

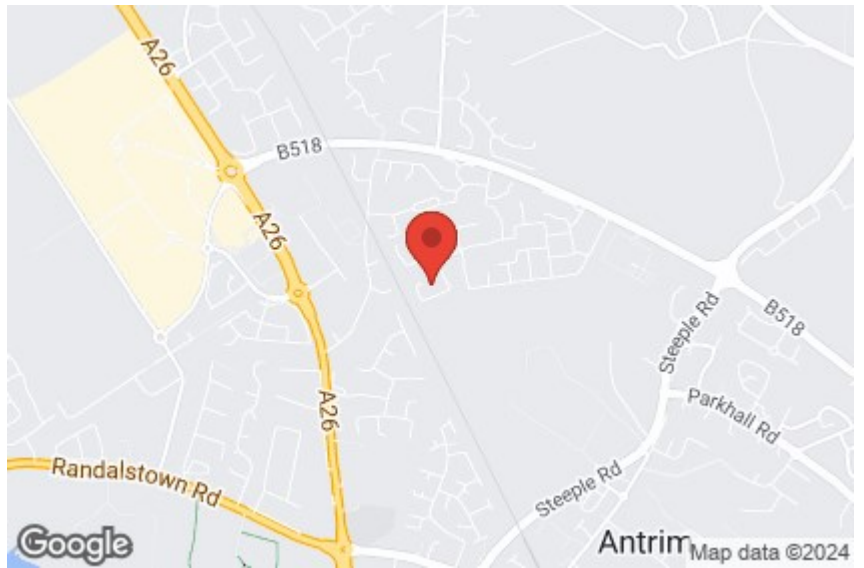
Fully enclosed and mostly paved rear garden offering extremely low maintenance. Raised timber decking. 6 Ft timber fencing. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;





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>		<b>60</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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