

3 Six Mile Water Mill Close, Antrim, County Antrim, BT41 4FE



PRICE Offers Over £144,950

Welcome to this charming semi-detached house located in the picturesque Six Mile Water Mill Close, Antrim. This delightful property boasts a modern walnut kitchen with integrated appliances, perfect for whipping up delicious meals.

With one reception room, two cosy bedrooms, and a well-maintained bathroom, this home offers a comfortable living space for you and your loved ones. The gas fired central heating ensures warmth and comfort throughout the house, making it a welcoming retreat during the colder months.

Step outside to discover the private rear garden, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family. The easy access to the town centre adds convenience to your daily life, allowing you to explore local amenities, shops, and restaurants with ease.

Don't miss the opportunity to make this lovely property your new home. Book a viewing today and envision the wonderful memories you could create in this inviting space.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Open plan living, kitchen and dining room / Double glazed French doors to rear
- Open fire (plumbed for gas) with feature wooden surround and polished granite inset and hearth
- Full range of light Walnut high and low level units / Corian work tops and breakfast bar / Integrated oven, hob, fridge, freezer and dishwasher
- Ground floor W/C
- First floor landing
- Two well proportioned bedrooms
- Bathroom with modern white suite to include shower attachment
- Double glazed windows / Gas-fired central heating / Pressurised water system
- Stoned off-street parking to side / Enclosed and private garden to rear in neat lawn and paved patio

ACCOMMODATION

4 panel entrance door with double glazed sidelights and half moon over to:-

ENTRANCE HALL

Double radiator. Meter cupboard. Staircase to first floor.

OPEN PLAN LIVING, KITCHEN AND DINING AREA

17'11 x 14'11 (5.46m x 4.55m)

(max) Feature wooden fire surround with polished granite inset and hearth. Coal effect gas fire. Open to kitchen area with full range of light walnut high and low level units with contrasting 'Corian' work surfaces and moulded one and a half bowl single drainer sink unit and mixer tap. Integrated 4 ring gas hob with feature stainless steel and glass overhead extractor canopy. Low level combination oven and grill. Integrated fridge, freezer and dishwasher. Breakfast bar area. Concealed wall mounted gas boiler. Partially tiled walls to work surfaces. Fully tiled floor to kitchen area. Double glazed French doors to rear. Low voltage down lights. 2 No. Double radiators.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with exposed chrome gully trap. Fully tiled floor. Partially tiled walls to splash back. Low voltage down lights. Extractor fan.

FIRST FLOOR LANDING

Double radiator. Hotpress with unvented water tank.

BEDROOM 1

11'4 x 9'0 (3.45m x 2.74m)

Telephone and television points. Low voltage downlights. Double radiator.

BEDROOM 2

10'11 x 9'1 (3.33m x 2.77m)

(max) plus doorway. Double radiator. Television and telephone points.

BATHROOM

Modern white suite comprising panel bath with feature taps and shower attachment. Push button low flush W/C. and pedestal wash hand basin with mixer taps. White heated towel rail. Fully tiled floor. Half tiled walls. Fully tiled walls to bath area. Extractor fan. Low voltage down lights. Double radiator.

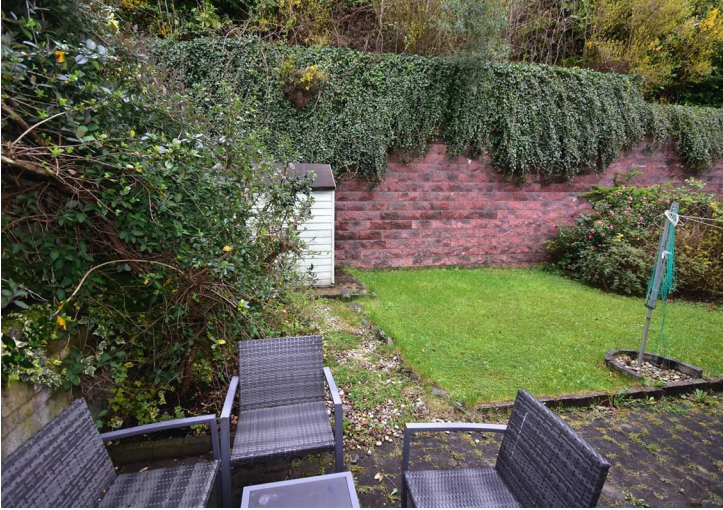
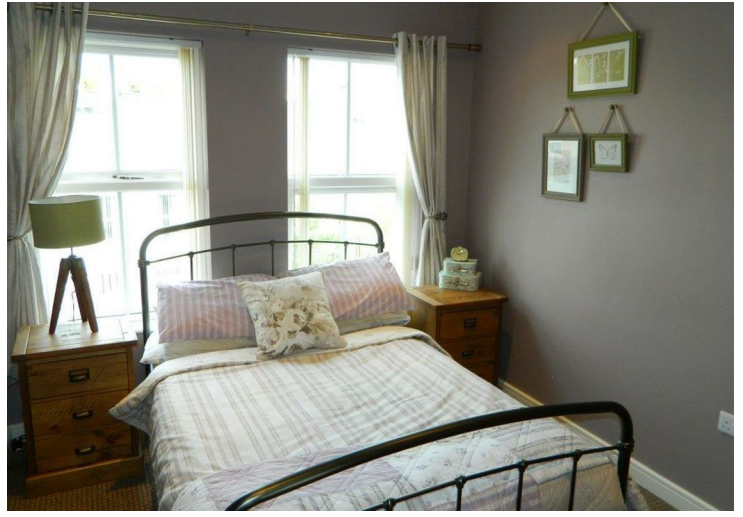
OUTSIDE

Gold stone display to front, well stocked with plants and shrubs. Tegula brick edging and steps. Off-street parking to side in stone and paved pathway. Feature walling. Timber pedestrian gate to fully enclosed garden to rear in lawn and feature walling. Tegula brick path and patio area. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

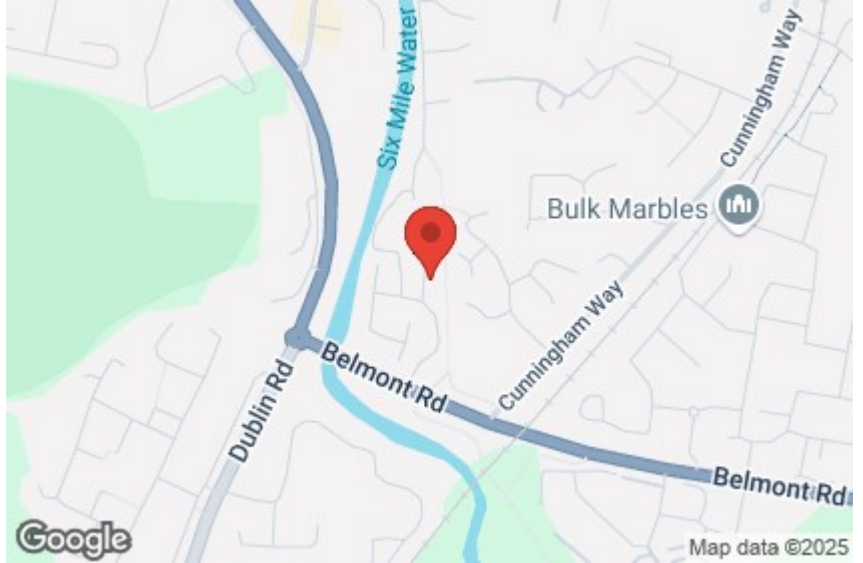
Please note we have not tested any of the services or appliances at this property. Also note that many of the pictures provided with this property were taken prior to the current tenant moving in.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.