

## 3 Six Mile Water Mill Drive, Antrim, County Antrim, BT41 4FG



### PRICE Offers Over £154,950

This is a rare opportunity to purchase a well presented and deceptively spacious three bedroom mid town house with high (10ft) ceilings and windows for excellent natural light on all sides.

This sought after residential area close to Antrim town centre is in close proximity to all local amenities and transport facilities. Benefiting from large double glazed windows, gas fired central heating, ground floor WC, ensuite to the master bedroom and modern family bathroom suite this property is likely to appeal to a wide range of potential purchasers. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 17'5 x 14'9 (max) with feature fireplace and inset gas fire
- Mostly glazed French doors to;
- Kitchen with informal dining area / Double glazed French doors to rear
- Full range of light "Walnut" high and low level units / Integrated gas hob, electric oven, dishwasher, fridge and freezer
- Ground floor W/C
- Three well proportioned bedrooms / Master with ensuite shower room & W/C
- Family bathroom with modern white suite
- Double glazed windows and French doors to rear / Gas fired central heating
- Excellent opportunity for first time buyers and downsizers alike

## ACCOMMODATION

### FEATURES

### ACCOMMODATION

Hardwood four panel entrance door and overlight to;

### ENTRANCE HALL

Staircase to first floor. Meter cupboard. Single radiator.

### LIVING ROOM

**17'5 x 14'9 (5.31m x 4.50m)**

Open fire (plumbed for gas) with wooden surround and polished granite inset and hearth. Low voltage downlights. Small understair storage. 2No. double radiators. Glazed French doors through to;

### KITCHEN WITH INFORMAL DINING AREA

**18' x 11'5 (5.49m x 3.48m)**

Full range of light walnut effect high and low level units with frosted glass displays, short chrome handles and contrasting worksurfaces. Pull-out larder. One and half bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with stainless steel and glass overhead extractor fan. Low level combination oven and grill. Integrated dishwasher, fridge and freezer. Plumbed for washing machine. Concealed gas fired boiler. Fully tiled floor to kitchen area. Part tiled walls to worksurfaces. Low voltage downlights. Double radiator. Double glazed French doors to rear.

### GROUND FLOOR W/C

Modern white low flush W/C and wall mounted wash hand basin with exposed, polished chrome gully trap. Extractor fan.



## FIRST FLOOR LANDING

Double radiator. Hotpress with pressurised water tank .  
Shelving above.

## BEDROOM 1

15'3 x 11'1 (4.65m x 3.38m)

(max) Double radiator.

## ENSUITE

Modern white suite comprising low flush W/C and pedestal wash hand basin with mixer taps. Fully tiled shower cubicle with thermostatic unit and sliding cubicle doors. Fully tiled floor and half tiled walls. Low voltage downlights. Extractor fan. Heated towel rail and separate double radiator.

## BEDROOM 2

10'11 x 9'3 (3.33m x 2.82m)

Double radiator.

## BEDROOM 3

10'5 x 6'9 (3.18m x 2.06m)

Double radiator.

## BATHROOM

Modern white suite comprising panel bath with feature mixer taps and shower attachment. Glazed shower screen. Low flush W/C and pedestal wash hand basin. Fully tiled floor. Part tiled walls. Low voltage downlights. Extractor fan. Heated towel rail. Single radiator.

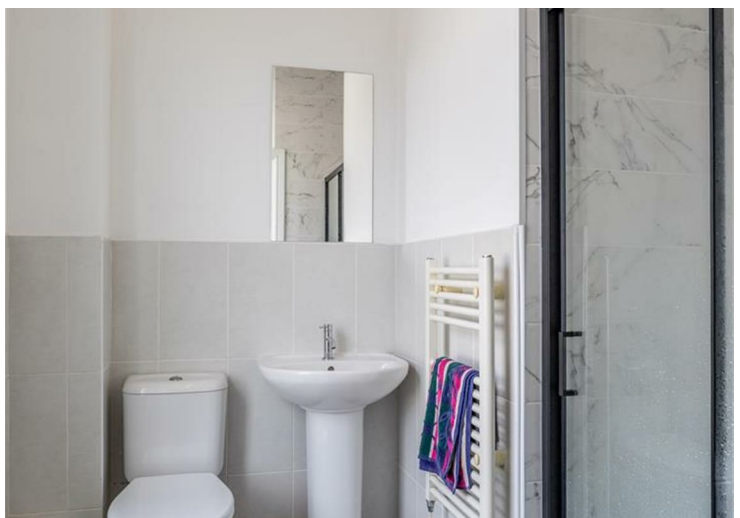
## OUTSIDE

Communal parking to front. Access to rear via shared entry. Timber pedestrian gate to fully enclosed garden to rear in neat lawn and 6ft. timber fencing. Feature wall to rear. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL

### PURCHASERS;

Please note that none of the services or appliances have been tested at this property.

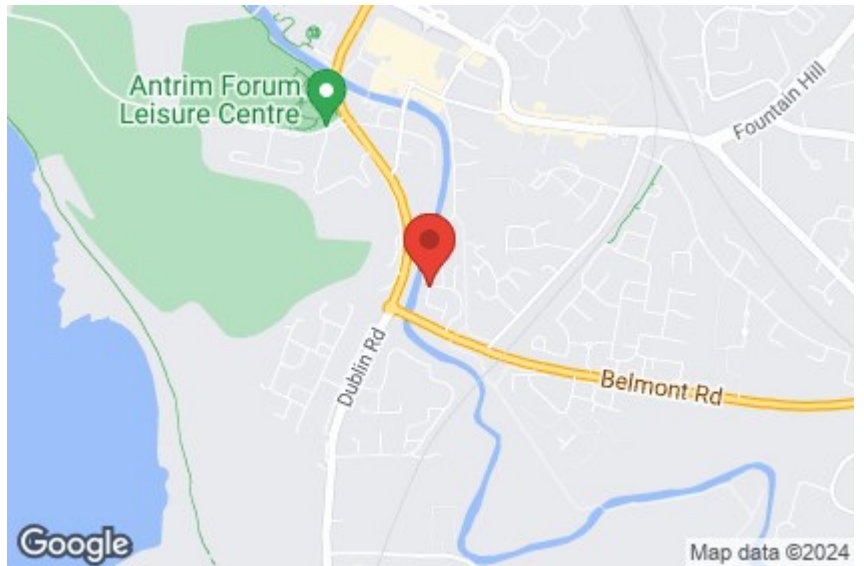






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</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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