

## 17 Millhouse Avenue, Antrim, County Antrim, BT41 2UZ



### PRICE Offers Over £189,950

This is an excellent opportunity to purchase a former four bedroom detached house that has been re-configured into a superb three bedroom providing an exceptional master bedroom suite with generous ensuite shower room. The entire property is finished to a very high standard throughout with luxury bathroom suite and modern kitchen with informal dining area complimented by PVC double glazed sliding patio doors to the rear. The units to the kitchen and utility comprise cream coloured "Shaker" style with a full range of integrated appliances to include oven, hob, fridge and freezer. Occupying a spacious corner site with excellent sun orientation and open aspect to the front, this property is ideally suited to those looking for a beautifully presented detached home in a popular residential location. 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 wood laminate floor / Ground floor W/C
- Living room with contemporary style fireplace and inset gas fire / Dual aspect windows
- Kitchen with informal dining area / PVC double glazed sliding patio doors
- Integrated oven, hob, fridge and freezer
- Utility room with matching cream coloured "Shaker" style high and low level units
- First floor landing / Access to loft / Hotpress with pressurised water tank
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating
- Spacious corner site with excellent sun orientation / Open aspect to front

## ACCOMMODATION

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

### ACCOMODATION

Composite 6 panel entrance door with PVC double glazed sidelights to:-

### ENTRANCE HALL

Wood laminate floor. Staircase to first floor with moulded hand rail and turned balustrading. Under-stair storage. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush W/C and pedestal wash hand basin with tiled splash back and mixer taps. Extractor fan.

### LIVING ROOM

**17'1 x 13'3 (5.21m x 4.04m)**

into bay window. Contemporary style fireplace comprising open gas fire with with polished chrome, driftwood and pebbles. White surround and hearth . Wood laminate floor. Dual aspect windows. Low voltage down lights.

### KITCHEN WITH INFORMAL DINING AREA

**14'10 x 11'9 (4.52m x 3.58m)**

Full range of cream coloured "Shaker" style high and low level units with contrasting butchers block effect work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Partially tiled walls to work surfaces and fully tiled floor. Dual aspect windows. Low voltage down lights. PVC double glazed sliding patio doors to rear. Integrated fridge and freezer. Double radiator.

## UTILITY ROOM

7'9 x 6'3 (2.36m x 1.91m)

Cream coloured "Shaker" style high and low level units with short chrome handles and butchers block work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Fully tiled floor. Composite double glazed door to rear. Single radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with pressurised water tank. Shelving.

## BEDROOM 1

20'3 x 11'2 (6.17m x 3.40m)

(max) (Formerly 2 bedrooms) Dual aspect windows. High level television point. Double radiator.

## ENSUITE

Modern white suite comprising low flush W/C and half pedestal wash hand basin with floor to ceiling tiled splash back. PVC clad corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Chrome heated towel rail. Fully tiled floor. Extractor fan.

## BEDROOM 2

10'8 x 8'11 (3.25m x 2.72m)

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

## BEDROOM 3

10'8 x 7'1 (3.25m x 2.16m)

Single radiator.

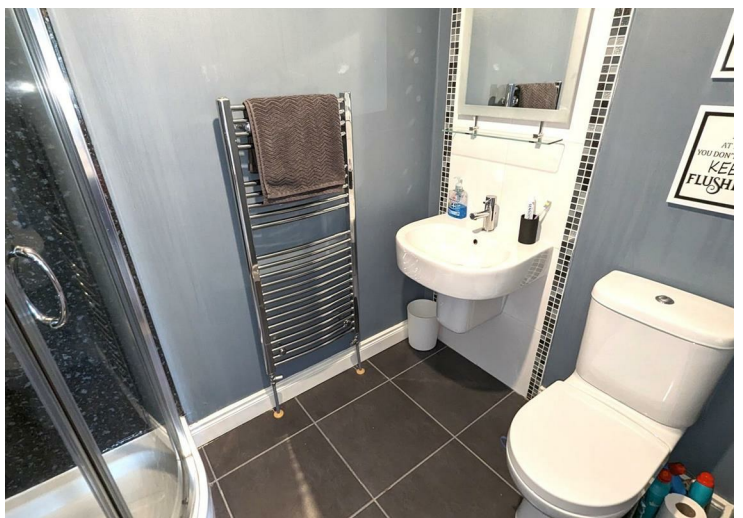
## BATHROOM

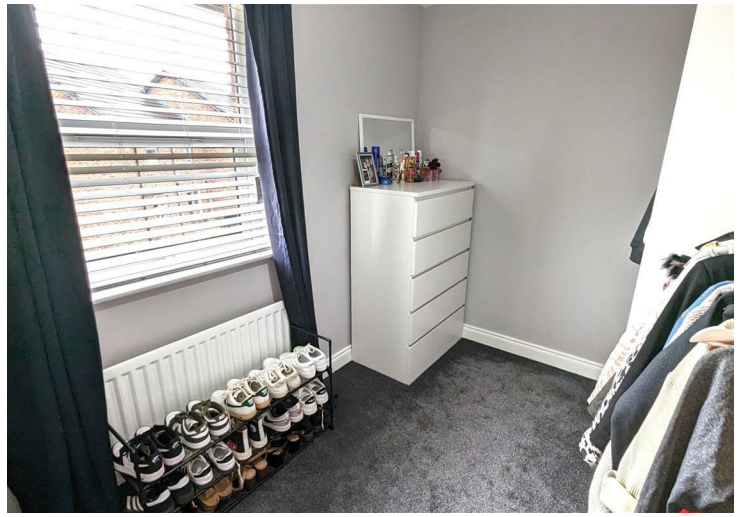
Modern white suite comprising panel bath with shower attachment and glazed screen, low flush W/C and half pedestal wash hand basin with floor to ceiling tiled splash back. Fully tiled floor. Partially tiled walls to bath area. Extractor fan. Double radiator.

## OUTSIDE

Garden to front in neat lawn and paved pathway. Pink atone drive to side with off-street parking for 2 cars. Timber fencing and pedestal gate to:-

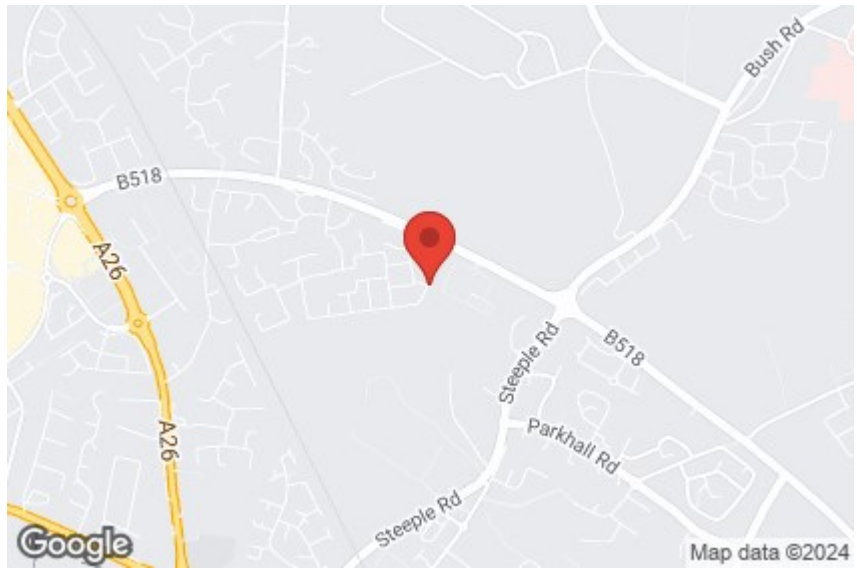
Fully enclosed garden to rear in neat lawn and paved pathway and patio. 6ft timber fencing. Brick built oil-fired boiler house. PVC tank. Paved path to side and timber pedestrian gate. Outside tap and light.





**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>63</b>	<b>65</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	



**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.

