

## 11 Millhouse Glen, Antrim, BT41 2UJ



### PRICE Offers Over £109,950

This well presented two bedroom ground floor apartment in a stand alone block of six units, within this sought after residential development on the outskirts of Antrim town yet within easy access of most local amenities including Antrim Area Hospital, the M2 motorway and Junction 1 retail outlet.

Finished to a high standard throughout, the property benefits from PVC double glazed windows and gas fired central heating together with fully fitted kitchen units and integrated oven and gas hob. As a stand alone block, the property also benefits from a large fully enclosed communal rear garden and window to the bathroom allowing for better incoming light and air circulation.

Ideally suited to the first time buyer and investor alike, this property can only be fully appreciated following full internal inspection.

Early viewing strongly recommended.

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## FEATURES

- Entrance door to communal entrance hall with staircase to first and second floor
- Door to Private Entrance Hall with wood laminate flooring
- Living room 15'3" x 10'10" with wood laminate flooring
- Kitchen with full range of mid oak high and low level units
- Integrated oven and gas hob
- Bedroom One 10'8" x 9'1"
- Master Bedroom 11'0" x 10'9"
- Bathroom with modern white suite to include panel bath with shower over
- PVC double glazed windows / Gas fired central heating / Tarmac parking
- Excellent opportunity for the First Time Buyer and Investor alike

## ACCOMMODATION

Push button intercom to communal entrance. Private door too:

### ENTRANCE HALL

Wood laminate flooring. Double radiator.

### BEDROOM 1

10'8" x 9'1" (3.274 x 2.780)

Wood laminate floor. Single radiator.

### MASTER BEDROOM

11'0" x 10'9" (3.357 x 3.277)

Wood laminate flooring. Double radiator.

### BATHROOM

9'4" x 6'5" (2.867 x 1.973)

Modern white suite comprising panel bath with chrome mixer tap and shower over and partly glazed screen and PVC panelling. cow flush PB WC. pedestal WHB with chrome mixer tap and filed splashback fully tiled flooring. shelved storage cupboard. Double radiator.

### LIVING ROOM

15'3" x 10'10" (4.658 x 3.310)

Wood laminate flooring. Double radiator.

## KITCHEN

10'1" x 6'5" (3.076 x 1.964)

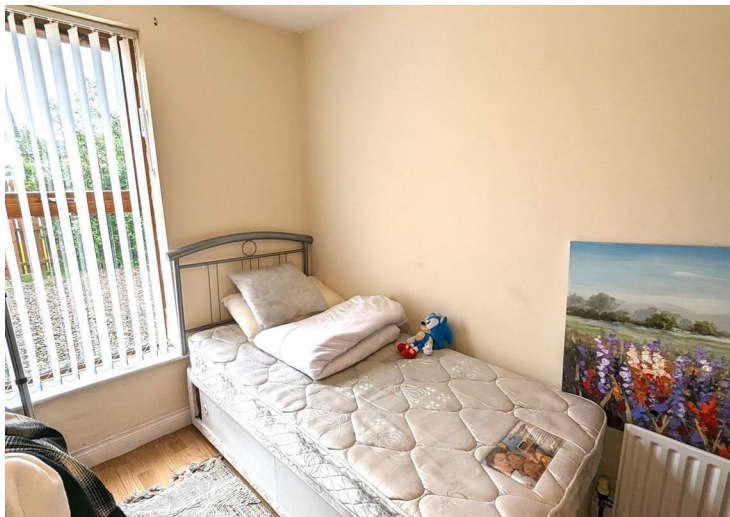
Full range of high and low level kitchen units with contrasting worktops and complimentary splashback tiling .space for F/F and washing machine. integrated cov level combination oven/grill and 4 ceramic hob with s/s pyramid style overhead extractor fan . single drainer s/s sink unit with chrome mixer top double radiator

## REAR GARDEN

Fully enclosed communal rear garden with mixed stone bedding and 6ft (1.83m) timber fencing

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

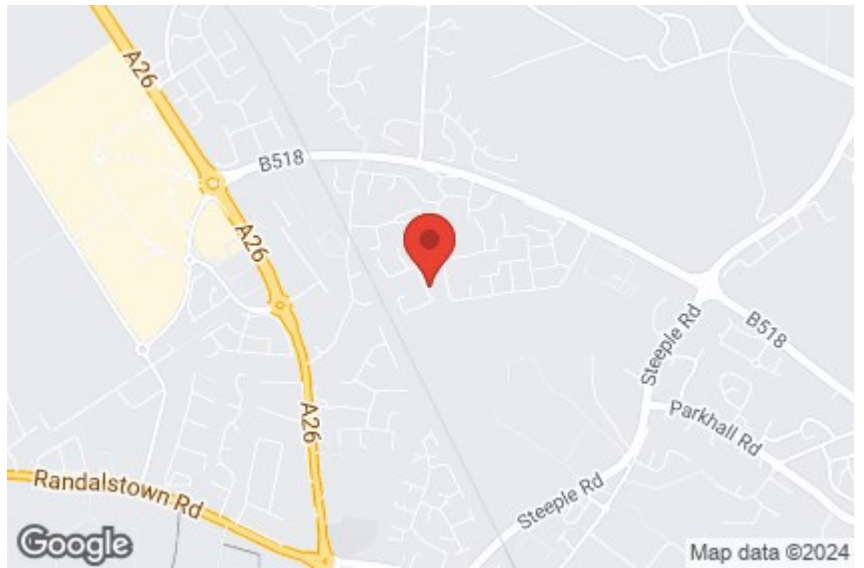
Please note, none of the services or appliance have been tested at this property.





### 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>		
(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>74</b>	<b>75</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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