

4 Millhouse Drive, Antrim, BT41 2UW



PRICE Offers Over £179,950

This is an excellent opportunity for those looking for a well proportioned four bedroom townhouse boasting a two ensuites (to include a bath and shower in the master bedroom) and a family shower room plus a ground floor W/C, utility room and integral garage. Finished to a high standard throughout to include contemporary style "mocha" coloured high and low level kitchen units and polished sandstone fire surround, inset and hearth. With tarmac side by side parking to the front and access to the integral garage with walk-through to fully enclosed low maintenance and private rear garden with excellent sun orientation, this property is likely to appeal to a wide range of discerning purchasers to include First Time Buyer's and young families alike.

Only on full internal viewing can one begin to appreciate the quality of this well appointed townhouse. Early viewing strongly recommended.

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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 / Staircase to first floor
- Living room 15'8 x 12'4 with open fire and feature polished sandstone surround, inset and hearth
- Kitchen with informal dining area / Full range of contemporary style "mocha" coloured high and low level units / Built-in dishwasher
- Rear hall with access to Ground Floor W/C
- Utility room with matching "mocha" coloured units / Fully tiled floor
- First floor landing
- Four well proportioned bedrooms / Two with ensuites (master with bath and shower cubicle) / Fourth bedroom with built-in cabin bed, wardrobe and overhead lockers
- Family shower room with modern white suite
- Stoned off-street side by side parking for two cars / Access to Integral Garage
- PVC double glazed windows / Oil-fired central heating

ACCOMMODATION

Pitched and tiled entrance canopy. Hard wood 4 panel door to:

ENTRANCE HALL

Wood laminate floor. Double radiator. Stair case to first floor with moulded hand rail.

LIVING ROOM

15'8 x 12'4 (4.78m x 3.76m)

Open fire with polished sand stone surround, inset and hearth. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

15'10 x 11'4 (4.83m x 3.45m)

Full range of "mocha" coloured high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for cooker with stainless steel pyramid style over head extractor. Built-in dishwasher. Space for fridge freezer. Part tiled walls to work surfaces. Low voltage down lights. Fully tiled floor. Double radiator.

REAR HALL

Fully tiled floor. Single radiator. Hard wood double glazed door to rear.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and half pedestal wash hand basin with tiled splash back and "monobloc" mixer taps. Fully tiled floor. Single radiator.

UTILITY ROOM

7' x 6'4 (2.13m x 1.93m)

Full range of matching "mocha" coloured high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Fully tiled floor. Extractor fan. Double radiator.

INTEGRAL GARAGE

20'1 x 10'1 (6.12m x 3.07m)

Sectional up and over door. Meter cupboard. Power and light. Additional walk way to hard wood double glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and immersion heater. Shelving.

BEDROOM 1

19'8 x 10'1 (5.99m x 3.07m)

(into dormer window). Double radiator.

ENSUITE

10'1 x 6'3 (3.07m x 1.91m)

Modern white suite comprising panelled bath with mixer taps and tiled splash back. Push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic unit and sliding cubicle doors. Extractor fan. "Keylite" double glazed roof light. Fully tiled floor. Double radiator.

BEDROOM 2

12'1 x 9'5 (3.68m x 2.87m)

Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer taps and floor to ceiling tiled splash back. Fully tiled shower cubicle with "Heat store" electric shower unit. Pivot and slide door. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 3

11'5 x 9'5 (3.48m x 2.87m)

Double radiator.

BEDROOM 4

8'9 x 6'1 (2.67m x 1.85m)

Built-in cabin bed with mirrored wardrobe and over head lockers. Single radiator.

SHOWER ROOM

6'1 x 5'7 (1.85m x 1.70m)

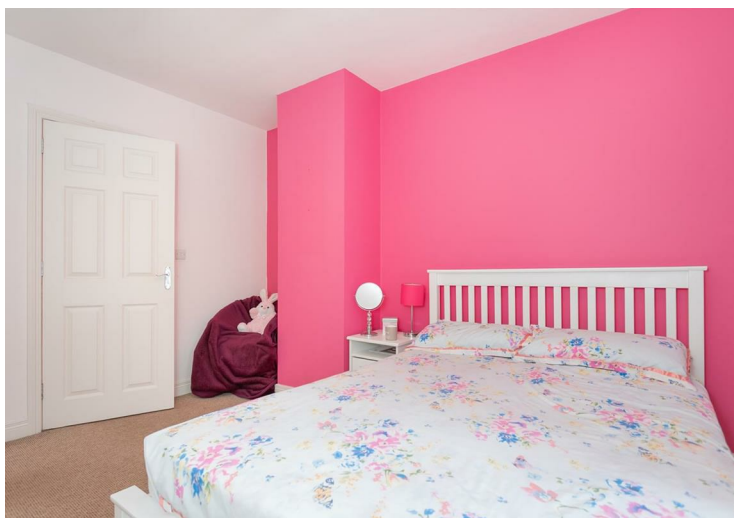
Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with "monobloc" mixer tap and floor to ceiling tiled splash back. Fully tiled corner quadrant shower cubicle with thermostatic shower unit. Sliding cubicle doors. Fully tiled floor. Extractor fan. Double radiator.

OUTSIDE

Fully enclosed garden to rear in neat lawn and raised shrub display in railway sleepers, gold stones and mature shrubs and plants. Enclosed PVC tank. Access to boiler enclosure with prefabricated galvanized oil fired boiler. 6Ft. timber fencing. Tegula brick pathways and patios. Good sun orientation. Outside tap and light.

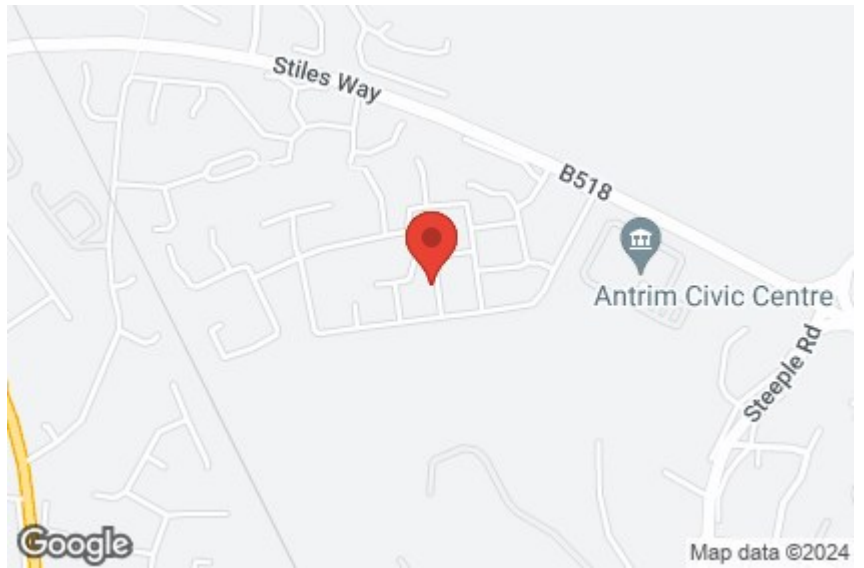
IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		



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