

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£399,950

**FOR SALE**



**5 Millgrove Park, Eglinton, BT47 3YU**

- Amazing Detached House
- 5 Bedrooms / 3 Receptions / Large Garden
- Sought After Residential Location
- Integral Garage
- Beam Vacuum System
- Large Tarmac Driveway

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this stunning detached home to the market. Situated on a large plot in the village of Eglinton, this property is sure to attract a lot of attention. The home provides excellent family accommodation including five bedrooms and a large enclosed rear garden. Early viewing is recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agent.

### Location:

Driving through Eglinton towards Slaughtmanus, take a left in the middle of the village onto Mill Path. Follow this road along for approximately 500m and into the Millgrove development and No.5 is situated on your left hand side.

### Ground Floor Accommodation:

#### Hallway:

17'8" x 6'2" (5.4 x 1.9)  
Tiled flooring. Telephone point. Telephone point.

#### Lounge:

18'0" x 12'5" (5.5 x 3.8)  
Fitted with a gas fire with a marble effect fireplace with cast iron inset and granite hearth. Points for wall lights. Wood flooring. Dimmer switch. Coving around ceiling.

#### Kitchen:

19'8" x 10'5" (6.0 x 3.2)  
Fitted with a range of modern eye and low level units with matching granite worktops and splashback. Under unit lighting. Stainless steel sink unit. Counter top hob. Double built in ovens. Extractor fan and light. Built in fridge and freezer. Built in dishwasher. Glass display unit. Tiled flooring. Pelmet over window.

#### Utility Room:

6'6" x 5'10" (2.0 x 1.8)  
Tiled flooring. Plumbed for automatic washing machine.

#### Dining Room:

13'1" x 10'9" (4.0 x 3.3)  
Wood flooring. Points for wall lights.

#### Family Room:

12'9" x 10'9" (3.9 x 3.3)  
Wooden fireplace with cast iron inset and granite hearth. Points for wall lights.

### Separate W.C.

With Low Flush W.C. and pedestal wash hand basin. Tiled flooring. Towel rail.

### First Floor Accommodation:

Carpet flooring. Shelved hotpress.

#### Bedroom 1:

13'1" x 13'1" (4.0 x 4.0)  
Carpet flooring. Built in wardrobe.

#### En-suite:

7'2" x 4'7" (2.2 x 1.4)  
Fully tiled shower cubicle with electric shower. Low Flush W.C. Wall mounted wash hand basin. Extractor fan. Tiled flooring.

#### Bedroom 2:

14'5" x 13'1" (4.4 x 4.0)  
Laminate flooring. Double built in wardrobe.

#### Bedroom 3:

14'9" x 12'9" (4.5 x 3.9)  
Carpet flooring.

#### Bedroom 4:

11'5" x 10'5" (3.5 x 3.2)  
Carpet flooring.

#### Bedroom 5 / Study:

14'9" x 7'2" (4.5 x 2.2)  
Laminate flooring.

#### Bathroom:

10'5" x 7'10" (3.2 x 2.4)  
With a fitted white bath with shower attachment over bath. Wall mounted wash hand basin with vanity unit. Low Flush W.C. Walk in wet room shower with non slip flooring. Extractor fan. Chrome heated towel rail. Tiled walls.

### Exterior Features:

Large tarmac driveway to the front of the house with parking for numerous cars. Large enclosed rear garden laid in lawn with mature plants and hedging. Composite decking at the rear of the house with awning.

