

65 Mill Road, Ballyclare, BT39 9DZ



PRICE Offers Around £164,950

This Superb Period Terrace is perfectly positioned on the highly regarded Mill Road, Ballyclare. The property enjoys an open aspect onto Six mile park and is within close proximity to the town and its array of amenities including shops, cafes, schools and local transport. Beautifully presented throughout this property is ideally suited to first time buyer's or the purchaser searching for a home with a turn key style finish. The accommodation briefly comprises entrance hall, open plan lounge with dining room, Luxury kitchen, utility room, furnished cloakroom, three bedrooms and family bathroom. Externally the property benefits from private mature gardens and private driveway for off street parking. Early viewing highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

- **Stunning Period Terrace**
 - **Three Bedrooms**
- **Open Plan Lounge With Dining Area**
- **Luxury Contemporary Kitchen With Island Unit**
 - **Deluxe Modern Family Bathroom**
- **Highly Regarded Location / Open Aspect to Six Mile Park**
 - **Private Driveway To Rear**
- **PVC Double Glazing / Oil Central Heating**
 - **Utility Room; Furnished Cloakroom**
 - **Extensive Private Gardens To Rear**

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood front door with fan light over. Internal hardwood glazed door. Stairwell to first floor. Tiled floor.

OPEN PLAN LOUNGE WITH DINING AREA 22'9" x 10'11"

At widest points. Attractive open fireplace with painted wooden surround, tiled inset and tiled hearth. Bow bay window. Herringbone style wood laminate flooring. Access to under stair store. Hardwood glazed french doors to kitchen.



LUXURY KITCHEN 14'0" x 12'2"

Contemporary gloss fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting quality granite work surfaces. Matching fixed centre island unit with inlaid ceramic sink and breakfast bar style return. A range of Integrated appliances including fridge freezer, eye level microwave, oven and four ring gas hob with stainless steel extractor canopy over and glass splashback to hob. Integrated Bose speaker system. PVC double glazed French doors to courtyard. Tiled floor.



FIRST FLOOR

LANDING

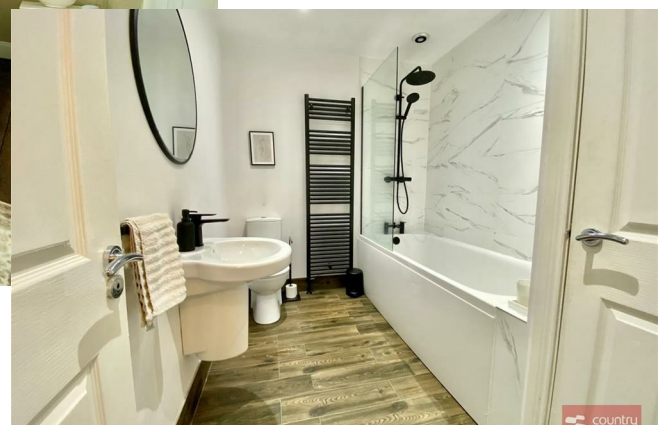
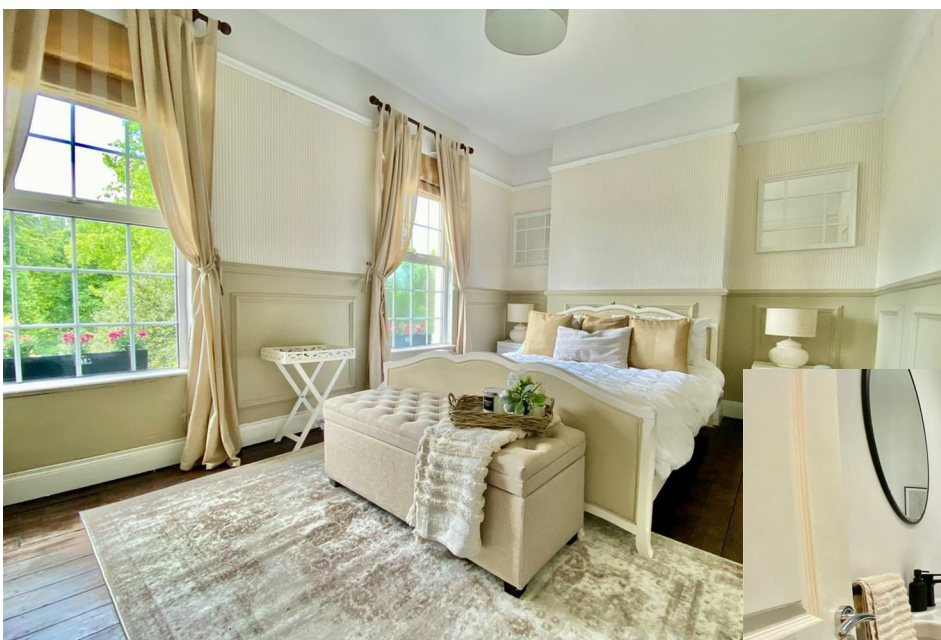
Access to hot press.

BEDROOM 1 14'4" x 10'6"

At widest points. Feature half panelled walls. Treated solid wood flooring. Twin windows to front elevation. Picture rail.

BEDROOM 2 12'2" x 6'9"

Tilt and turn fire escape window with lean to guard rail. Feature panelled accent wall.



BEDROOM 3 9'3" x 8'5"

At widest points. Picture rail.

DELUXE FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with fixed shower screen with thermostatically controlled drench style shower and shower attachment, semi-pedestal wash hand basin with mono block tap and WC. Towel radiator. Access to hot press. Fully tiled walls to bath and wood effect tiled floor.

OUTSIDE

Neat well maintained secluded front garden laid in lawn stocked with shrubs and trees.


South facing large private enclosed courtyard style garden, hardlandscaped with paving and decked area screened by perimeter fence and garden wall. Perfect for family barbeques. Outside light and power point.

UTILITY ROOM

Space for tumble dryer and washing machine. Melamine work surfaces. Oil fired central heating boiler. PVC double glazed door. Tiled floor. Leading to furnished cloakroom. Modern fitted two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

Twin gates from courtyard leading to right of way. Private driveway to rear. Steps to lower private garden laid in lawn screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

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Fiona.hannah@themortgageshop.net

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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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