



17 Millfields, Kells, BT42 3HF

Offers in the region of £189,950



Located in a modern, well regarded development on the periphery of Kells, this spacious three bedroom semi-detached house offers circa 1,200 sq ft of living accommodation.

Convenient by car to Ballymena, Antrim and Antrim Area Hospital, this property is likely to hold strong appeal for both first and second time buyers.

We anticipate strong interest in this property from the outset, therefore early viewing is recommended in order to avoid disappointment.

Property Features

- Spacious Semi Detached House (circa 1,200 sq ft)
- Entrance Hall with Cloak Room Off
- Large Living Room
- Contemporary kitchen, set in an open plan to Dining Area
- Separate utility room
- Three well proportioned bedrooms
- Master with en-suite
- Family bathroom
- Oil fired heating system, PVC Double glazing
- Fully enclosed back garden, Semi-Detached Garage

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Hall 16'7" x 6'5" (5.07 x 1.97)

Composite hardwood front door. Sidelights. Wood effect laminate flooring.

Cloak Room 6'2" x 2'10" (1.89 x 0.88)

Fitted with a LFWC and a wash hand basin. Tiled floor and splash back areas.

Living Room 15'8" x 12'8" (max) (4.78 x 3.88 (max))

Contemporary Adam style fireplace surround with a granite hearth and electric stove inset (open fire behind). Wood effect laminate flooring

Kitchen 12'10" x 13'0" (max) (3.93 x 3.98 (max))

Set in an open plan with the dining area. Fitted with a range of contemporary shaker style eye and low level units. Laminate work surfaces with tiled splash back areas over. Integrated oven and hob, with stainless steel extractor canopy over. Space for fridge/freezer, plumbed for dishwasher. Wood effect laminate flooring.

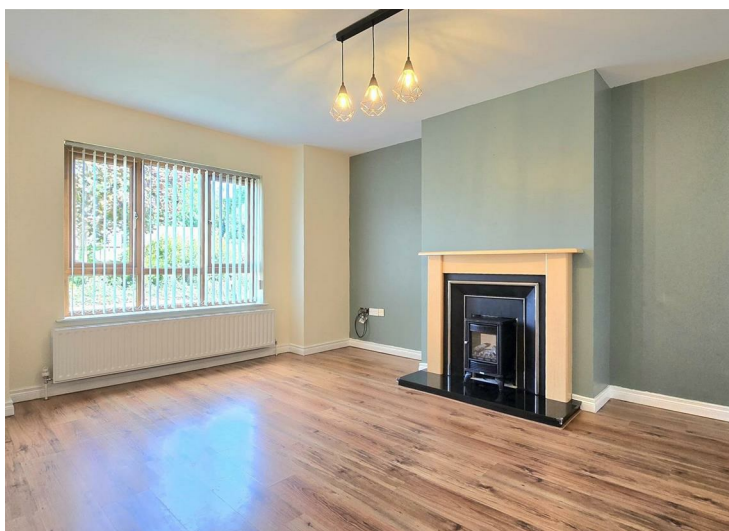
Dining Area 9'8" x 7'6" (2.97 x 2.31)

Set in an open plan with the kitchen. Double patio doors opening to the rear. Wood effect laminate flooring.

Utility Room 6'3" x 5'2" (1.91 x 1.58)

Fitted to match the kitchen, with a low level unit and laminate work surfaces with tiled splash area over. Stainless steel sink. Wood effect laminate flooring. Plumbed for washing machine with space for tumble dryer. Hardwood back door.

First Floor



Landing 13'1" x 7'1" (3.99 x 2.18)

Built in hot press

Bedroom 1 (Master) 12'1" x 12'5" (3.7 x 3.79)

En Suite

En-Suite 8'9" x 2'11" (2.67 x 0.9)

Fitted with a w/c, wash hand basin and shower cubicle with electric shower. Tiled floor and splash back areas.

Bedroom 2 13'0" x 12'1" (max) (3.97 x 3.7 (max))

Bedroom 3 9'11" x 6'11" (3.04 x 2.12)

Plus 1.1 x 0.8

Bathroom 8'4" x 7'1" (2.56 x 2.18)

Fitted with a w/c, wash hand basin, bath and shower cubicle with electric shower. Tiled floor and splash back areas.

Outside

Small front garden, laid in lawn. Tarmac driveway extending to the side.

Fully enclosed back garden, laid in lawn with a paved patio area. Pedestrian gate to the side.

Garage 19'1" x 10'2" (5.84 x 3.1)

Roller door, pedestrian door to the side. Lights and power.





Area Map



Energy Efficiency Graph

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

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