

## 19 Milltown Road, Antrim, County Antrim, BT41 4NW



### PRICE Offers Over £184,950

This is an incredibly rare opportunity to purchase an extended three bedroom detached bungalow with two spacious reception rooms occupying a generous site of Circa. 0.35 acres in this sought after location between Antrim and Randalstown and benefiting from substantial road frontage and views to the rear over open countryside. In need of some updating and improvement, this property has been priced to reflect the need for modernisation but represents a superb opportunity to either renovate and extend or knock down and attempt to get more units (subject to necessary planning approval - application in progress).

Early viewing strongly recommended.

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## FEATURES

- Entrance porch open to Entrance Hall with fixed staircase to attic
- Lounge 18'7 x 14'7 with open fire / Dual aspect windows
- Living room 21'4 x 10'5 with open fire and brick surround / Built-in storage cupboards, shelving and window seat
- Kitchen with range of low level units / Dual aspect windows
- Three well proportioned bedrooms
- Bathroom with white suite to include free-standing roll top bath, low flush W/C and moulded wash hand basin in vanity unit
- PVC double glazed windows / Solid fuel central heating
- Large site extending to 0.35 acre with excellent road frontage and views to the rear over open countryside
- Detached garage
- Excellent project for those wishing to put their own stamp on the home / Planning application in progress for re-development for two detached houses

## ACCOMMODATION

Solid wood entrance door to:

### ENTRANCE HALL

Single radiator. Double door to storage cupboard with fixed stair access to attic with three rooflights. Hot press with copper cylinder and immersion heater. Shelving above. High level meter cupboard.

### LOUNGE

**18'7 x 14'7 (5.66m x 4.45m)**

Open fire with brick surround and hearth. Wall of built-in storage cupboards, shelving and window seat. Dual aspect windows. Double radiator.

### KITCHEN

**15'0 x 7'9 (4.57m x 2.36m)**

Range of low level units. Space for cooker. Single drainer stainless steel sink unit and mixer taps. Contrasting work surfaces. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Part tiled floor. Door to integral boiler house with oil-fired boiler. Dual aspect windows. Door to rear.

### BATHROOM

**6'8 x 6'6 (2.03m x 1.98m)**

White suite comprising free-standing roll top bath with polished chrome ball and claw feet. Off set antique style mixer tap and shower attachment. Low flush W/C. Moulded wash hand basin in vanity with mixer tap and storage below. Part tiled walls. Single radiator.

**BEDROOM 1**

15'9 x 8'6 (4.80m x 2.59m)

Single radiator.

**BEDROOM 2**

11'2 x 8'6 (3.40m x 2.59m)

Single radiator.

**BEDROOM 3**

11'1 x 8'2 (3.38m x 2.49m)

Single radiator.

**OUTSIDE**

Concrete drive to side with access to:

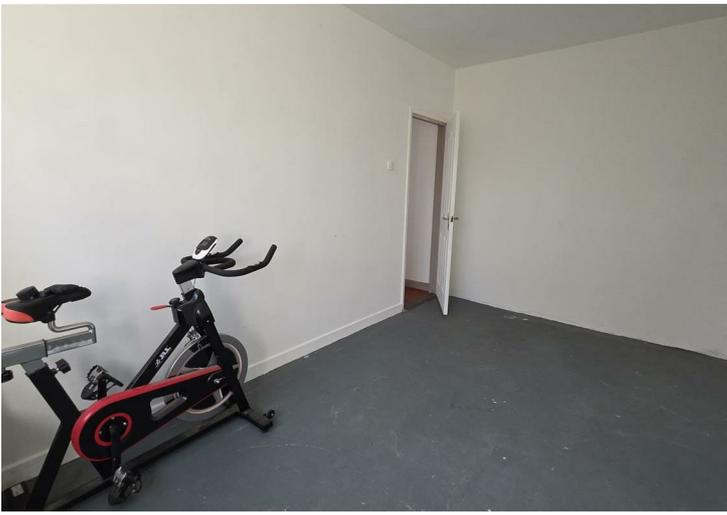
**DETACHED GARAGE**

Roller shutter door. 6Ft. timber gates to enclosed yard area in concrete. Generous garden to rear and side. PVC oil tank.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		76



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