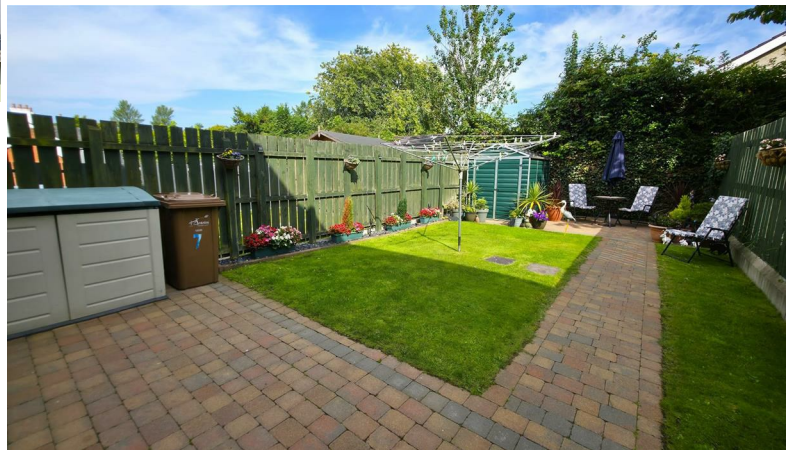


## 7 Six Mile Water Mill Close, Antrim, BT41 4FE



**PRICE Offers Over  
£179,950**



We are delighted to offer for sale 7 Six Mile Water Mill Close. This exceptionally well presented three bedroom mid-townhouse occupies a prime position within this highly regarded development. The property offers a bespoke fitted kitchen with a comprehensive range of integrated appliances, together with bright and spacious accommodation throughout. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with ensuite shower room. Externally, the property benefits from a fully enclosed private rear garden enjoying excellent sun orientation, ideal for outdoor living.

Walking distance to Antrim town centre, local shopping and transport facilities this property provides an excellent opportunity to acquire a modern home finished to a high standard, suited to a wide range of purchasers seeking convenience, style and comfort.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 17'5" x 14'7" (max) with coal effect gas fire and feature wooden surround and polished granite mantle / Mostly glazed French doors to;
- Kitchen with informal dining area / Double glazed French doors to the rear
- Full range of cream "Shaker" style high and low level units / Integrated gas hob, oven, fridge, freezer, dishwasher and washing machine
- Ground floor W/C
- First floor landing with access to loft
- Three well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include panel bath with shower over
- Double glazed windows / Gas fired central heating / Fully enclosed garden to the rear offering excellent sun orientation
- Superb opportunity for first time buyers and investors alike

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor with moulded handrail. Double radiator.

### LIVINGROOM

17'5" x 14'7" (5.312 x 4.447)

Solid oak flooring. Feature gas fire (not connected) with wooden surround and polished granite mantle and splashback. Double radiator. Glass panel double doors to;

### KITCHEN / INFORMAL DINING

17'11" x 11'5" (5.463 x 3.481)

Full range of cream 'shaker' style high and low level kitchen units with short chrome handles, butcher bloc work surfaces and complimentary splashback glass. One and quarter bowl composite sink unit with chrome mixer spray tap. Integrated appliances to include a four ring gas hob with stainless steel and glass overhead extractor fan and a low level combination oven and grill. Integrated Fridge freezer, dishwasher and washing machine. Pantry cupboard with pull out spice racks, Over counter lighting. Low voltage downlights. Fully tiled floor and tiled skirting, Double radiator. PVC 'French' double doors to rear.

### GROUND FLOOR WC

White suite comprising a wall mounted wash hand basin with chrome hot and cold taps. Low flush push button WC. Low voltage downlights. Fully tiled floor and tiled skirting. Single radiator.



## FIRST FLOOR LANDING

Access to partially floor loft with drop down ladder. Hot press with shelving and pressurised cylinder. Double radiator.

## PRINCIPAL BEDROOM

15'1" x 11'1" (at max) (4.613 x 3.383 (at max))

Double radiator.

## ENSUITE

Modern white suite comprising a wall to wall shower with fully tiled splashback and partially glazed sliding door. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Low voltage downlights. Partially tiled walls. Extractor fan. Double radiator.

## BEDROOM 2

11'0" x 10'5" (at max) (3.366 x 3.181 (at max))

Double radiator.

## BEDROOM 3

10'5" x 6'7" (3.177 x 2.017)

Double radiator.

## FAMILY BATHROOM

7'5" x 6'9" (2.269 x 2.063)

Modern white suite comprising a panel bath with shower over and glazed screen. Pedestal wash hand basin with feature chrome mixer tap. Low voltage downlights. Extractor fan. Partially tiled walls and fully tiled floor. Towel radiator.

## OUTSIDE REAR

Fully enclosed rear garden with 6Ft timber fencing and pedestrian gate with access to shared alley to front. Paved patio, neat lawn and pathway leading to a further patio to rear. Superb privacy. Outside tap and light.

## 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
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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