

14 The Mill Six Mile Water Mill, Antrim, BT41 4FB



PRICE Offers Over £149,950

We are delighted to offer for sale 14 The Mill, Six Mile Water Mill.

An exceptionally well-presented two-bedroom apartment set within the exclusive Six Mile Water Mill development.

This stylish home features a recently fitted cream Shaker-style kitchen, open plan to a bright and spacious living and dining area — perfect for modern living. There are two well-proportioned bedrooms, including a principal bedroom with ensuite and a second bedroom benefiting from integrated storage. In addition the modern bathroom suite features a panel bath with shower over offering further convenience.

Situated in an idyllic and peaceful setting, yet conveniently close to local amenities and transport links, this superb property offers an ideal opportunity for professionals, downsizers, or those seeking a refined riverside retreat.

Early viewing is strongly recommended.

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FEATURES

- Push button door entry to double height communal entrance hall / Passenger lift and staircase to all floors
- Inner hallway with access to Private hallway / Double doors to built-in storage
- Open plan kitchen, living and dining area / Full range of recently fitted 'Shaker' style high and low level units
- Integrated oven, gas hob, fridge, freezer and washing machine
- Two well proportioned bedrooms / Master with ensuite shower room / Second with integrated storage
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- Powder coated aluminium double glazed windows / Gas fired central heating
- Designated carparking space to basement / Easy access ramp to front elevation / Passenger lift access to all levels from the lower level carpark
- Excellent opportunity for those downsizing or young professionals
- Idyllic location with mature communal gardens and River walks / Secure gated access to Riverside providing easy pedestrian access to the town centre and all local amenities

ACCOMMODATION

Tegula brick steps to front elevation with associated metal work railings and adjoining easy access ramp to external landing. Brick edged double height feature entrance arch with recessed full height glazing and large format fully glazed entrance door to. Push button door entry intercom to:

COMMUNAL ENTRANCE HALL

Spacious communal entrance foyer with polished porcelain fully tiled floor. Double height ceiling with gallery landing to first floor. Low voltage downlights and wall lights. Partially glazed double doors to stairwell and lift foyer to upper levels and basement carparking.

INNER HALLWAY

Door to;

PRIVATE HALLWAY

Double doors to built-in storage. Wall mounted gas fired boiler. Shelving. Double radiator.

KITCHEN WITH INFORMAL LIVING / DINING

22'7" x 14'6" (6.904 x 4.441)

Recently fitted range of cream 'Shaker' style high and low level kitchen units with complimentary 'Butcher Bloc' style work surfaces and splashback tiling. Custom breakfast bar style peninsula with matching work surfaces. Single drainer composite sink unit with chrome mixer tap. Integrated appliances to include a four ring gas hob with part glass part stainless steel overhead extractor fan, a low level combination oven and grill, fridge freezer washing machine. Low voltage downlights. Fully tiled floor to the kitchen area. Leading too the living area with views over the development. Two double radiators.

PRINCIPAL BEDROOM

15'4" x 12'1" (4.689 x 3.688)

Double radiator.

ENSUITE

Modern white three piece suite comprising a wall to wall enclosed shower unit with partially glazed sliding door. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Extractor fan. Low voltage downlights. Electric Towel radiator and additional double radiator.

BEDROOM 2

15'4" x 9'11" (4.691 x 3.031)

Integrated storage cupboard. Double radiator.

BATHROOM

8'1" x 6'10" (2.481 x 2.087)

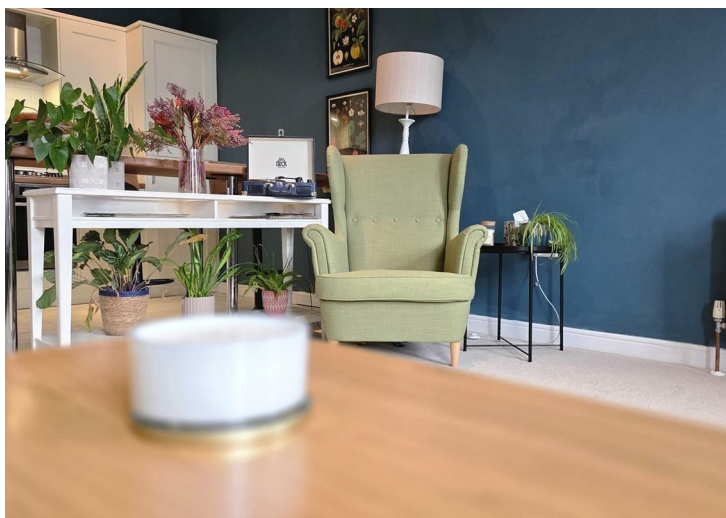
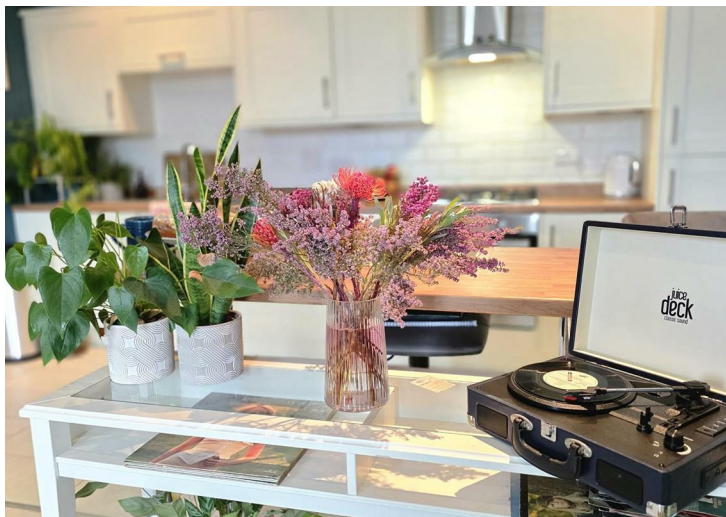
Modern white three piece suite comprising a panel bath with chrome mixer tap, shower over, tiled splashback and partially glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Low voltage downlights. Extractor fan. Fully tiled floor and partially tiled walls. Electric Towel radiator and double radiator.

OUTSIDE

Access to lower level carpark for lift and stairwell access to all floors. Additional steps and easy access ramp to front elevation.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

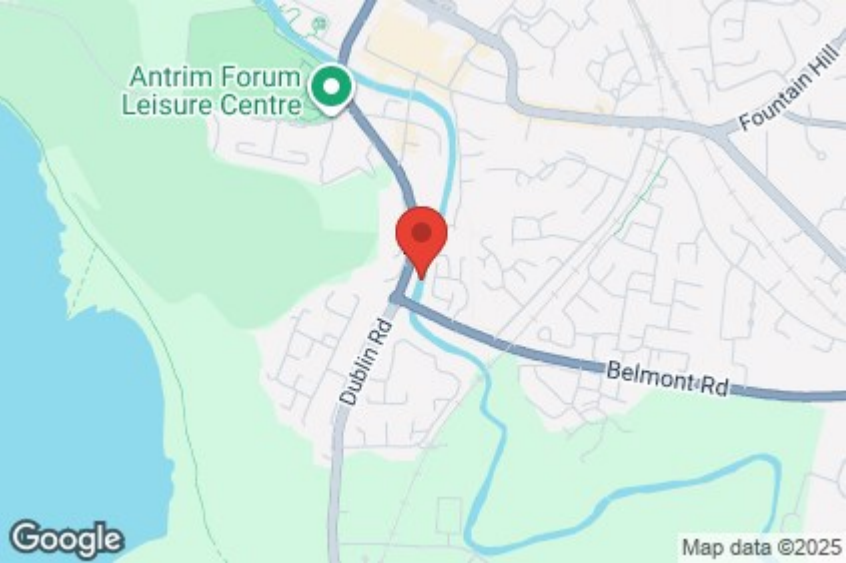
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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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