

## 9 Millhouse Road, Antrim, County Antrim, BT41 2UP



### PRICE Offers Over £189,950

We are delighted to offer for sale 9 Millhouse Road, Antrim a beautifully presented, move-in-ready end terrace property featuring a spacious lounge with an open fire and a modern kitchen-diner equipped with a range of integrated appliances. The property offers three well-proportioned bedrooms, including a master with a deluxe ensuite, alongside a recently installed luxury four-piece family bathroom with a freestanding bath.

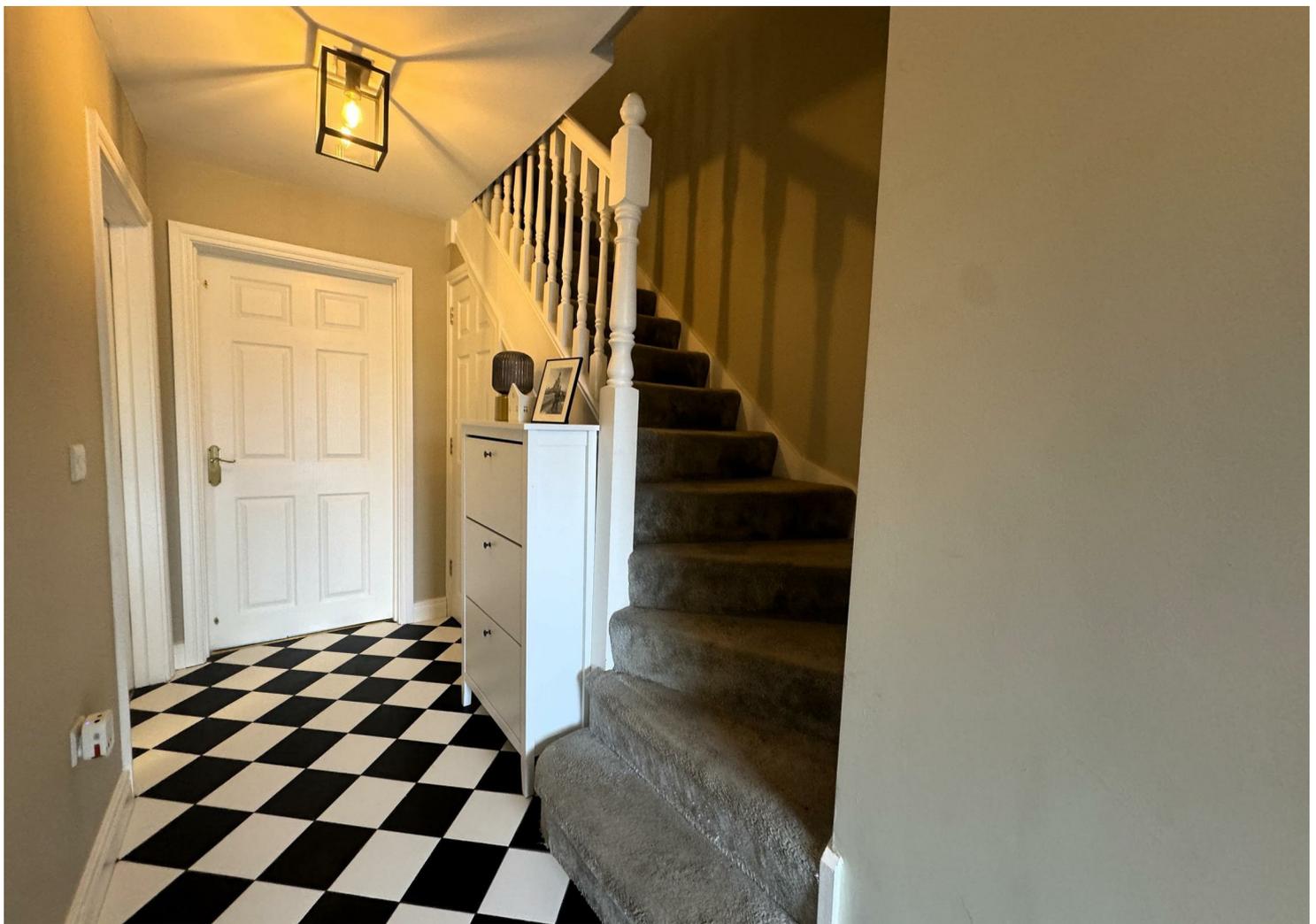
Practical additions include a ground-floor w.c, a versatile garden room with power and light and a low-maintenance rear garden finished in artificial grass and raised decking. Complete with gas-fired central heating, PVC double glazing, and a tarmac drive providing side-by-side parking this home perfectly balances style and convenience. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Lounge 15' 8" x 11' 7" with feature open fire
- Kitchen with informal dining area / Full range of high and low level units
- Integrated oven, gas hob and fridge freezer, Space for washing machine and tumble dryer
- First floor landing with access to loft via pull down ladder
- Three well proportioned bedrooms to include master with deluxe ensuite shower room
- Recently installed luxury 4 piece family bathroom with freestanding bath
- Garden room 9'3 x 7'4 with power and light
- PVC double glazed windows and doors / Gas fired central heating
- Tarmac drive to front with off-street side by side parking for atleast two cars / Enclosed garden to rear finished in artificial lawn and raised wooden decking

## ACCOMMODATION

### OUTSIDE FRONT

Tarmac driveway for a number of vehicles. Paved path and step up to composite front door into:-

### SPACIOUS ENTRANCE HALL

White balustrade staircase to first floor. Under stair storage cupboard. Tiled flooring. Door into:-

### DOWNSTAIRS W.C

Comprising push button w.c and pedestal wash hand basin with mixer tap and splash back tiles. Decorative wooden wall panelling. Tiled floor.

### LOUNGE

**15'8 x 11'7 (4.78m x 3.53m)**

Open fire with attractive granite feature surround. Dual window aspect. Laminate floor. Double radiator.

## KITCHEN/DINING

19'3 x 10'7 (5.87m x 3.23m)

Equipped with a range of high and low level solid wood units with contrasting work surfaces and splash back wall tiling. Integrated fridge/freezer, electric oven and 4 ring gas hob with concealed overhead extractor fan. Inlaid double drainer sink unit with swan neck directional mixer tap. Space for freestanding washing machine and tumble drier. Tiled floor. PVC double glazed patio doors to rear garden.

## LANDING

Access to partially floored loft via pull down ladder. Storage cupboard.

## BEDROOM 1

12'1 x 9'3 (3.68m x 2.82m)

Built in wall to wall sliderobes. Single radiator. Door into:-

## DELUXE ENSUITE

Recently installed ensuite comprising push button w.c, fitted vanity unit with mixer tap and light up mirror above, spacious fully tiled shower enclosure with electric shower overhead. Tiled floor. Single radiator.

## BEDROOM 2

12'1 x 9'3 (3.68m x 2.82m)

Single radiator.

## BEDROOM 3

8'3 x 7'3 (2.51m x 2.21m)

Single radiator.

## RECENTLY INTALLED LUXURY BATHROOM

Comprising push button flush w.c, circular white ceramic sink resting on floating walnut vanity unit with light up mirror above, luxury freestanding bath with mixer taps and hand shower attachment, spacious fully tiled shower enclosure with sliding door and electric rainfall shower overhead. Gold towel rail. Porcelain tiled floor.

## OUTSIDE REAR

Paved patio area to rear. Garden finished in artificial lawn. Elevated wooden decking. Outside electric sockets. Outside tap.

## GARDEN ROOM

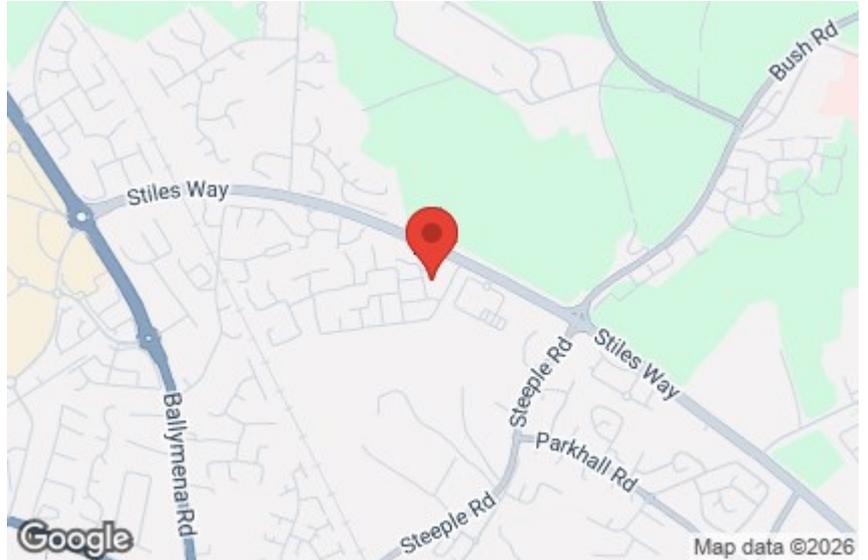
9'3 x 7'4 (2.82m x 2.24m)

Power and light. Presently used for toy storage. Perfect for home office.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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