



18 Mill Bridge, Newtownabbey, BT36 4PH

- Immaculately Presented Semi D
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Furnished Cloakroom
- Two En Suite Shower Room
- Four Bedroom; Two+ Reception
- Kitchen Through Dining Room
- Sun Lounge
- Deluxe Bathroom
- Private Driveway; Generous Sized Garden

Offers Over £265,000

EPC Rating B





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, panelled front door. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Towel radiator. Tiled feature wall. Tiled floor.

#### LOUNGE 16'7" x 16'4" (wps)

Media wall with contemporary, wall mounted, electric focal point fireplace. Tiled floor.

#### KITCHEN THROUGH DINING ROOM 16'6" x 11'0"

Modern fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with tiled splashback and stainless steel extractor hood over. Integrated oven, dishwasher, microwave oven and fridge freezer. Tiled floor. Access to under stairs utility store. Gas fired central heating boiler (housed within matching unit).



## SUN LOUNGE 10'0" x 9'10"

Dual aspect windows. Tiled floor. PVC double glazed French doors leading to rear garden.

## FIRST FLOOR

### LANDING

Stairwell to second floor.

## PRINCIPAL BEDROOM 16'4" x 10'6" (wps)

## WALK IN WARDROBE/DRESSING ROOM 5'8" x 5'2"

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## BEDROOM 2 11'0" x 8'11"

## BEDROOM 3 11'0" x 7'3"

### DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, floating vanity unit and WC. Chrome towel radiator. Half tiling to walls. Tiled floor.

## SECOND FLOOR

## BEDROOM 4 18'9" x 10'2" (wps)

Access to roof space and under eaves storage.

## WALK IN WARDROBE/DRESSING ROOM 6'11" x 6'1"

Access to under eaves storage.

### DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## EXTERNAL

Low maintenance front garden finished in artificial grass and decorative stone.

Generous sized private driveway area finished in tarmac.

Electric car charging point.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed low maintenance rear garden finished artificial grass, paved patio area and decorative stone.

Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is





of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Immaculately presented, spacious, four bedroom/two+ reception, semi detached home, situated within the recently constructed and well sought after Mill Bridge development, Mallusk, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, bay fronted lounge, kitchen through dining room, modern fitted kitchen, sun lounge, four well-proportioned bedrooms, to include principal and guest en suite bedrooms, and separate, deluxe family bathroom.**

**Externally, the property enjoys private driveway and low maintenance gardens front and rear.**

**Other attributes include gas heating, PVC double glazing, electric car charging point, and convenient location.**

**Early viewing highly recommended.**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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		

Northern Ireland

EU Directive  
2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements