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# 1 Six Mile Water Mill Walk, Antrim, BT41 4FF

- Mid Town House
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With White Suite
- Furnished Cloakroom
- Convenient Location
- Three Bedrooms; Master En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Immaculately Presented

Offers Over £159,950

EPC Rating C





# 1 Six Mile Water Mill Walk, Antrim, BT41 4FF







## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Dual tone, hardwood, front door with matching double glazed fan light over. Tiled floor. Stairwell leading to first floor. Alarm panel.

### LOUNGE widest points

Cast iron multi fuel burning stove with polished sandstone fireplace and contrasting granite hearth. Quality wood laminate floor covering. Picture window to front elevation with views over communal green. Recessed spotlights. Access to under stairs store. Glass panelled double doors leading into:



## KITCHEN THROUGH DINING ROOM 17'11" x 11'3"

Modern fitted kitchen with range of high and low level storage units and contrasting Corain work surface. Composite, colour coded 1.5 bowl sink unit with matching draining bay. Integrated four ring gas hob with extractor canopy over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Worcester Bosch gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor to kitchen area. Quality wood laminate floor covering to dining area. Recessed spotlights. Double glazed French patio doors leading to rear garden.

## FURNISHED CLOAKROOM 7'2" x 2'11"

Contemporary white two piece suite comprising floating wash hand basin and WC. Splash back tiling to wash hand basin. Tiled floor.

## FIRST FLOOR

## LANDING

Access to roof space with light. Access to shelved built in store.




## MASTER BEDROOM widest points

Views over communal green.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled shower unit. Heated towel radiator. Part tiled walls. Tiled floor.

## BEDROOM 2 widest points

Quality wood laminate floor covering.

## BEDROOM 3 10'3" x 6'7"

Quality wood laminate floor covering.

## DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat mixer tap, shower attachment and glass shower screen over bath. Heated towel radiator. Part tiled walls. Tiled floor.



## EXTERNAL

Fully enclosed, landscaped rear garden finished in lawn, paved patio area and range of plants and shrubbery.
External lighting.
Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

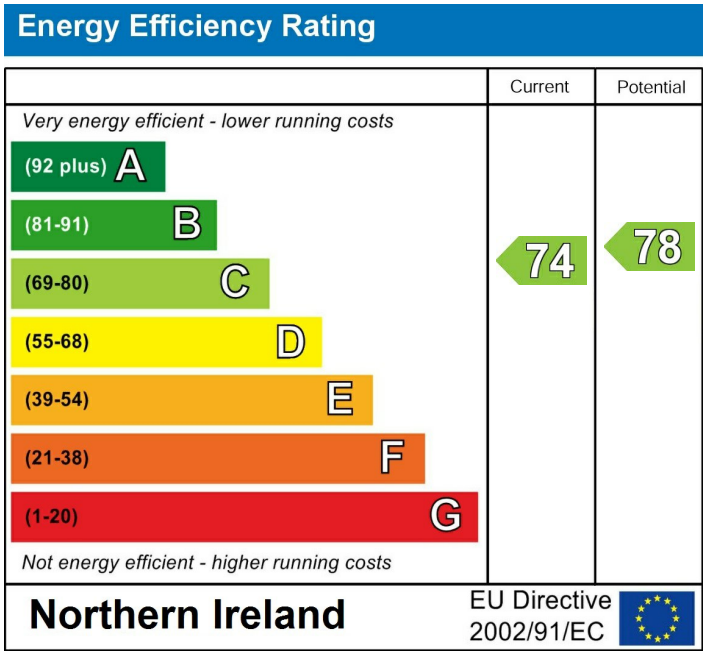






***Immaculately presented, spacious, three bedroom mid town house property with fully enclosed rear garden, conveniently located within the well sought after Six Mile Water Mill development, situated off the Belmont Road, Antrim. The property comprises entrance hall, lounge with cast iron multi fuel burning stove, kitchen through dining room, modern fitted kitchen with range of integrated appliances, furnished cloakroom, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys fully enclosed, landscaped rear garden with excellent sun orientation, finished in lawn, paved patio area and range of plants and shrubbery. Other attributes include gas fired central heating, PVC double glazing, feature height ceilings and in close proximity to public transport routes, schools, Antrim Castle Gardens and local amenities. Early viewing strongly recommended.***




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

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