



## 36 Millhouse Glen, Antrim, BT41 2UJ

- Ground Floor Apartment
- Lounge With Informal Dining Area
- Bathroom With Three Piece Suite
- Communal Parking Area
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazed Windows
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Hardwood front door with matching double glazed side panels and arched fanlight over. Stairwell leading to first floor. Hardwood double glazed door leading to communal rear garden.

#### PRIVATE ENTRANCE HALL

Oak veneer front entrance door. Wood laminate floor covering. Intercom phone handset.

#### LOUNGE WITH INFORMAL DINING AREA

**15'3" x 10'10" (wps)**

Wood laminate floor covering. PVC double glazed picture window to front elevation.



### **KITCHEN 10'5" x 6'5" (wps)**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface area. Stainless steel sink unit with swan neck mixer tap and draining bay. Integrated four ring hob with stainless steel pyramid style extractor canopy over. Integrated undercounter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Wood laminate floor covering.

### **BEDROOM 1 11'1" x 10'8"**

Wood laminate floor covering. PVC double glazed window to rear elevation.

### **BEDROOM 2 10'8" x 9'1"**

Wood laminate floor covering. PVC double glazed window to rear elevation.



### **BATHROOM 9'4" x 6'5" (wps)**

White, three piece suite comprising 'P-shaped' panelled bath, pedestal wash hand basin and WC. Central mounted mixer tap, thermostat controlled shower unit and curved glass shower screen over bath. Wood strip effect lino floor covering. Built in shelved store.

### **EXTERNAL**

Generous sized communal parking area finished in stone. Low maintenance, communal rear garden finished in pink stone.

Paved bin store.

External lighting.

### **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.





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**Well presented, two bedroom, ground floor apartment with communal gardens and communal parking area, occupying an end of cul de sac position within the popular Millhouse development, situated off Stiles Way, Antrim.**

**The property comprises communal entrance hall with intercom entry system, private entrance hall, lounge with informal dining area, modern fitted kitchen, two well proportioned bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys low maintenance communal gardens finished in lawn and coloured stone, and communal parking area finished in stone.**

**Other attributes include gas fired central heating, PVC double glazed windows and convenient location.**

**Ideal first time buy / buy to let investment.**

**Early viewing strongly recommended to avoid disappointment.**



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>78</b>	<b>78</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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