

59 Bleach Green, Dunadry, BT41 2GZ



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This is an excellent opportunity to purchase a stunning three storey, four bedroom, mid townhouse with integral garage / store occupying a prime position with excellent sun orientation in the sought after hamlet of Dunadry. With a spacious entrance hall leading to a generous utility room and an integrated garage that has been partially converted to large storage room and additional office space, boasting fibre to the inside of the property, this property also benefits from a ground floor W/C and fourth bedroom all located on the ground floor offering flexibility for those who can't manage the stairs. On the first floor the main reception room comes complete with a wood burning stove and solid wood flooring with the additional benefit of PVC double glazed French doors opening onto a paved balcony with wrought iron railings. The open square archway gives access to the heart of the home with a mid Walnut "Shaker" style kitchen and integrated dishwasher. The stunning "Aga" cooker may be available by separate negotiation. This property boasts four generously sized bedrooms, offering ample space for a growing family with the master bedroom coming complete with its own ensuite, providing a touch of luxury and convenience. Outside, the property offers tegula brick side by side parking for two vehicles together with fully enclosed gardens to the rear in neat lawn and paved patio making the most of the excellent sun orientation. Early viewing strongly recommended.

FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground Floor W/C / Ground floor Bedroom 4 with oak effect PVC double glazed French doors to rear
- Inner Hall / Study with access to integral store 12'10 x 10'1 and utility room with mid oak effect "Shaker" style units
- First floor landing with feature bookcase / Staircase to second floor
- Lounge 15'2 x 10'8 with solid fuel stove / PVC double glazed French doors to balcony / Open square archway to;
- Kitchen with informal dining area 19'1 x 9'9 / Full range of mid walnut "Shaker" style high and low level units / Integrated dishwasher / PVC double glazed French doors to wrought iron balcony
- Bathroom with modern white suite to include panel bath with shower over
- Second floor landing with access to loft / Hotpress with pressurised tank
- Three well proportioned bedrooms / Master with ensuite
- Oak effect PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering / Fibre broadband to inside of premises
- Tegula brick drive with side by side parking for two cars / Former integral garage divided into a large store and separate study / Garden to rear in neat lawn and tegula brick patio

ACCOMMODATION

PVC entrance door and hard wood double glazed side lights to:

ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with mahogany moulded handrail and painted turned balustrade. Small under stair storage.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with "monobloc" mixer taps, tiled splash back and exposed chrome gully tap. Fully tiled floor. Extractor fan. Single radiator.

BEDROOM 4 / SNUG 12'11 x 9'1

Solid wood floor laid in "Herringbone" pattern. Designer upright radiator. Oak effect PVC double glazed French doors to rear.



INNER HALL 10'0 x 6'1

Wood laminate floor. Twin wall light points. Access to garage and utility.

UTILITY ROOM 9'1 x 5'9

Full range of mid oak "Shaker" style low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Fully tiled floor. Single radiator. Hard wood double glazed door to rear.

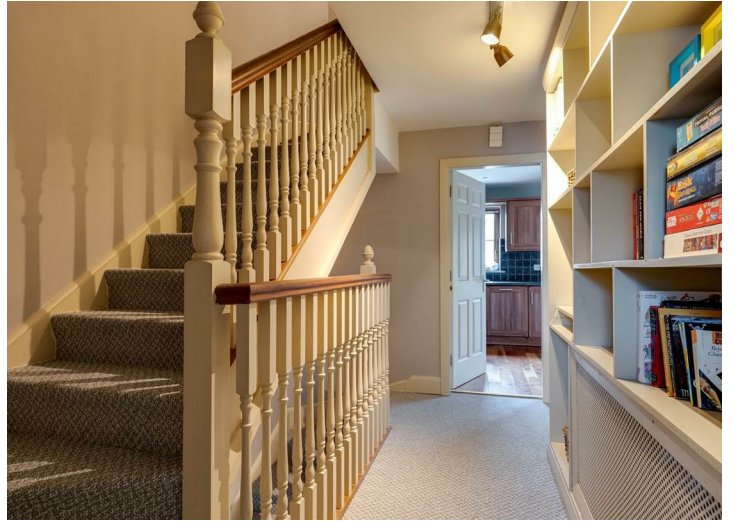
INTEGRAL GARAGE 12'10 x 10'1

Meter cupboard. Roller shutter door. Power and light. Electric car charger.



FIRST FLOOR LANDING

Feature free standing book case with built in radiator corner. Stair case to second floor with mahogany moulded hand rail and painted turned balustrade.



LOUNGE 15'2 x 10'8

Open fire recess with inset glass frosted multi fuel stove. Paneling to chimney breast. Solid wood floor. Double radiator. Oak effect PVC double glazed French doors to small tiled balcony with wrought iron railings and wooden handrail. Open to:



KITCHEN INTO INFORMAL DINING AREA 19'1 x 9'9

Full range of mid walnut "Shaker" style high and low level units with opaque glazed corner display and wine rack. Contrasting work surfaces with inset stainless steel circular sink, mixer taps and matching drainer. Space for cooker. ("Aga" cooker may be available by separate negotiation) Stainless steel pyramid style over head extractor fan. Integrated dish washer. Space for fridge. Part tiled walls to work surfaces. Over window pelmet with low voltage down lights. Solid wood floor. Double radiator. Oak effect PVC double glazed French doors to wrought iron railing with wooden hand rail.



BATHROOM 7'11 x 7'3

Modern white suite comprising paneled bath with feature chrome mixer taps and shower attachment. Thermostatic shower unit over. Glazed screen. Part tiled walls to bath area. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and tiled splash back. Fully tiled floor. Low voltage down lights. Extractor fan. Single radiator.



SECOND FLOOR

Hot press with pressurized water tank. Shelving. Access to loft.

BEDROOM 1 15'3 x 10'9

Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Extractor fan. Polished porcelain fully tiled floor. Single radiator.



BEDROOM 2 10'10 x 9'10

Single radiator.



BEDROOM 3 9'10 x 7'9

Single radiator.



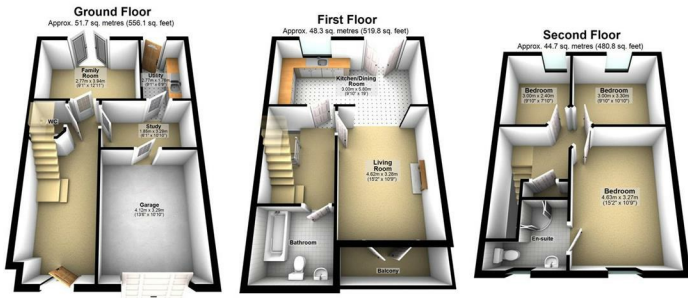
OUTSIDE

Tegula brick drive with side by side parking for 2 cars. Small garden area in lawn. Fully enclosed garden to rear in lawn and tegula brick patio. 6Ff.t timber fencing. Ivy clad pergola screening the PVC beehive style oil tank. boiler house. One year old condensing oil fired boiler and prefabricated oil fired boiler house. Outside light and hot and cold taps.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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

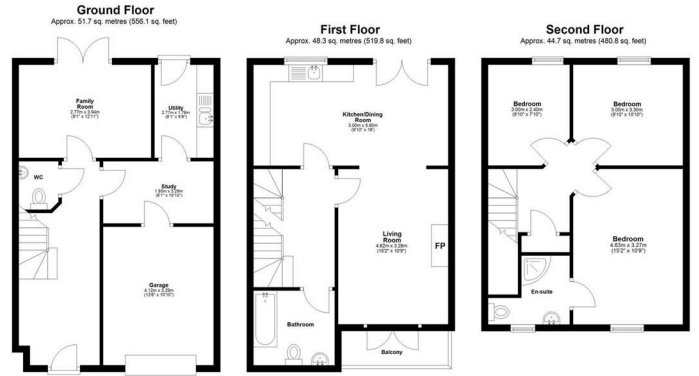




Total area: approx. 144.6 sq. metres (1556.7 sq. feet)

Photos and Plans by houseifyni.co.uk
Plan produced using PlanIt.

59 Black Cross, Dunadry



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(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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