

9 Dunamoy Drive, Antrim, County Antrim, BT41 1LD



PRICE Offers Over £114,950

This is an incredibly rare opportunity to purchase a well appointed three bedroom semi-detached house and garage in a sought after part of Stiles within easy walking distance of local shops, primary school and churches. Benefiting from PVC double glazed windows and external doors together with cream coloured country style high and low level kitchen units and a range of integrated appliances to include oven, hob, fridge and freezer this property also boasts a white bathroom suite with "Triton" electric shower over the bath and a separate W/C.

Outside, the tarmac off-street parking is ideal for those with two cars and with the added benefit of a semi-detached garage this property is ideally suited to family with multiple drivers. Occupying a spacious site with open aspect to the front overlooking a mature wooded area, this property is likely to appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Living room 15'5 x 10'6 with wood laminate floor
- Kitchen with informal dining area / Full range of cream coloured country style high and low level units
- Integrated oven, hob, fridge and freezer
- Rear hall with access to understair storage
- First floor landing with large walk-in storage cupboard / Access to loft
- Three well proportioned bedrooms / One with built-in over stair storage
- Bathroom with white suite to include panel bath with "Triton" electric shower over / Separate W/C
- PVC double glazed windows and external doors / Oil-fired central heating / White "sapelle" four panel internal doors / PVC fascia
- Tarmac driveway to side with off-street parking for two cars / Access to Semi-Detached Garage / Fully enclosed and mostly paved yard area to rear / Low maintenance garden to front

ACCOMMODATION

PVC double glazed entrance door and sidelights to;

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

15'5 x 10'6 (4.70m x 3.20m)

Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

19'8 x 9'3 (5.99m x 2.82m)

Full range of cream coloured country style high and low level units with feature handles and contrasting wood effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor and low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine. Part tiled walls to worksurfaces. Double radiator.

REAR HALL

PVC double glazed door to rear. Meter cupboard. Understair storage cupboard.

FIRST FLOOR LANDING

Large walk-in storage cupboard. Access to loft.

BEDROOM 1

11'6 x 10'8 (3.51m x 3.25m)

Single radiator.

BEDROOM 2

11'7 x 9'8 (3.53m x 2.95m)

Built-in over stair storage cupboard. Single radiator.

BEDROOM 3

10'9 x 8'0 (3.28m x 2.44m)

(max) Single radiator.

BATHROOM

7'11 x 6'7 (2.41m x 2.01m)

(to include hotpress) White suite comprising panel bath with "Triton" electric shower over. Glazed screen and tiled effect PVC panelled walls. Pedestal wash hand basin with "monobloc" mixer taps and tiled floor to ceiling splash back. Single radiator.

Hotpress with insulated copper cylinder and immersion heater. Shelving over.

SEPARATE W/C

White push button low flush W/C. Part tiled walls.

OUTSIDE

Low level timber fencing to front with timber pedestrian gate to paved pathway and low maintenance pink stone garden. Tarmac drive to side with off-street parking for two cars. Access to;

SEMI-DETACHED GARAGE

17'9 x 8'10 (5.41m x 2.69m)

Up and over door. Power and light.

6Ft. timber pedestrian gate to;

Fully enclosed and mostly paved rear yard with low maintenance bank to rear. 7Ft. timber fencing. PVC oil tank. Outside tap. Access to;

Integral Boiler House 7'5 x 3'11 with power and light. Oil-fired boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageiq.co.uk

IQ
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property
Redress
Scheme