

12b Old Mill, Dunadry, Antrim, BT41 4QF



PRICE Offers Over £189,950

This is an incredibly rare opportunity to purchase a deceptively spacious three bedroom townhouse occupying a prime position within this sought after, exclusive, residential development on the outskirts of Dunadry village and benefiting from excellent sun orientation and views over the Clady River to open countryside beyond. This unique property is ideally suited to the young professional couple and those with family due to the amount of accommodation and generous room proportions.

The property boasts a large open plan kitchen, living and dining and open fire and direct access via the large format windows and French doors to the rear terrace with views over the Clady River. With an open to the solid oak fully fitted kitchen this property makes for easy living complimented by the first floor principal bedroom with large format window enjoying stunning views to the rear. In addition to the family bathroom at this level, the property also boasts an ensuite to the principal together with two further bedrooms.

Only on full internal inspection can one begin to appreciate the quality and potential of this superb family home. Early viewing strongly recommended.

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12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance foyer / Entrance hall with staircase to first floor and ground floor WC
- Generous lounge 11'0" x 11'6"
- Expansive open plan kitchen / Living and Dining 29'0" x 17'6" (at max) featuring PVC double glazed French doors and large format windows to rear with superb views / Open to;
- Fully fitted range of solid Oak high and low level kitchen units with complimentary work surfaces
- First floor landing with access to loft
- Three well proportioned bedrooms to the first floor
- Principal with ensuite and Feature escape window with superb views over open countryside and the Clady River
- White family bathroom to include a panel bath
- PVC double glazed windows / Oil-fired central heating / Terrace to the rear overlooking the Clady River
- Exceptionally rare opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Asphalt shared drive way to two paved parking spaces. Hardwood door with sidelights to;

ENTRANCE FOYER

Meter cupboard. 8 panel glazed door to:

ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Double radiator.

LOUNGE

11'0" x 11'6" (3.355 x 3.514)

Double radiator.

GROUND FLOOR WC

White suite comprising a pedestal wash hand basin with stainless steel hot and cold taps. Low flush WC. Extractor fan.

OPEN PLAN KITCHEN / LIVING / DINING

29'0" x 17'6" (at max) (8.860 x 5.352 (at max))

Exceptionally spacious open plan kitchen living and dining with views towards the Clady river and countryside.

Generous living space with feature open fireplace comprising a cast iron inset, slate hearth ornate cast iron and wooden surround. Twin wall lights. Two double radiators. PVC 'French' double glazed doors with sidelights to rear terrace.

Full range of solid oak country style high and low level kitchen unit with complimentary work surfaces and splashback tiling. Over counter lighting. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with hooded overhead extractor fan and a low level combination oven and grill. Integrated dishwasher and space for a fridge freezer and washing machine. Integrated storage cupboard with recently installed oil condensing boiler.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelving. Double radiator.

PRINCIPAL BEDROOM

Large panoramic window providing views over Clady river and surrounding countryside. Double radiator.

ENSUITE

White suite comprising a wall to wall shower with fully tiled splashback and partially glazed sliding door. Pedestal wash hand basin with 'Victorian' style hot and cold taps. Low flush WC. Extractor fan. Single radiator.

BEDROOM 2

13'10" x 9'10" (4.240 x 3.003)

Single radiator.

BEDROOM 3

9'3" x 7'3" (2.834 x 2.227)

Single radiator.

BATHROOM

10'9" x 7'4" (at max) (3.297 x 2.244 (at max))

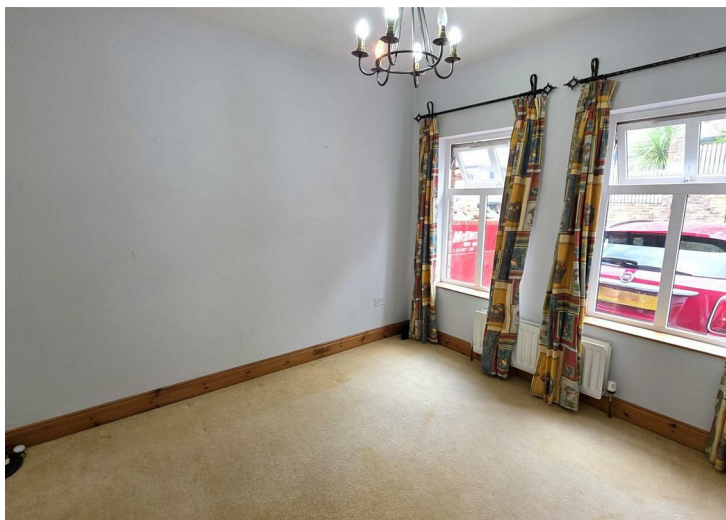
White suite comprising a panel bath with feature gold 'Victorian' style mixer tap and 'telephone' shower head. Pedestal wash hand basin with chrome 'Victorian' style hot and cold taps. Low flush WC. Extractor fan. Single radiator.

OUTSIDE REAR

Fully paved patio to rear with galvanized railings over looking the Clady River and open country side beyond.

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		
(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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