

## 52 Bleach Green, Dunadry, Antrim, BT41 2GZ



### PRICE Offers Over £139,950

This is an excellent opportunity to purchase a deceptively spacious well presented two bedroom ground floor apartment in this sought after residential location in Dunadry, close to the recently refurbished Dunadry Hotel and Spa.

Finished to an exceptionally high standard throughout to include two well proportioned bedrooms (master with ensuite) and luxury bathroom suite, the property also benefits from a spacious open plan kitchen, living, informal dining area. The modern Beech effect "Shaker" style high and low level units are complimented by a full range of integrated appliances to include oven, hob, dishwasher, washing machine and tumble dryer and with the oak effect PVC double glazed French doors to the side patio, make this the true hub of the apartment.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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## FEATURES

- Feature entrance door to;
- Spacious entrance hall with recently laid solid wood floor / Large walk-in storage and separate hotpress
- Kitchen with informal living and dining area / PVC double glazed French doors to side
- Full range of beech Shaker style high and low level units / Integrated oven hob / Dishwasher / Washing machine and tumble dryer
- Two well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- Oak effect PVC double glazed windows and French doors
- Oil-fired central heating / Security alarm system
- Tegula brick side by side parking for two cars / Additional visitor parking
- Beautifully landscaped low maintenance gardens

## ACCOMMODATION

### ENTRANCE HALL

Double glazed door with hardwood sidelights to large entrance hall with solid wood flooring. Large shelved storage cupboard. Hot press with copper cylinder, immersion heater and shelved storage. Low voltage downlights. Double radiator.

### OPEN PLAN KITCHEN / LIVING / DINING

**26'2" x 16'8" (7.982 x 5.090)**

(max.) Full range of beech effect shaker style high and low level units with glazed display cabinet, contrasting worktops and complimentary splashback tiling. One and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated low level combination oven and grill. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan. Integrated dishwasher. Integrated washing machine and tumble dryer to peninsula. 50/50 split fridge freezer. Recently laid solid wood flooring throughout. Low voltage down lights. 2 x Double radiators. Oak effect PVC double glazed French doors to side.



## BEDROOM 1

12'10" x 11'9" (3.922 x 3.590)

Double radiator.

## EN-SUITE

8'9" x 3'6" (2.668 x 1.080)

Modern white suite comprising wall to wall shower with PVC panelling and pivot and slide door. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Fully tiled floor and double radiator.

## BEDROOM 2

12'9" x 9'8" (3.899 x 2.967)

#wood laminate flooring. Double radiator.

## BATHROOM

8'8" x 7'0" (2.661 x 2.149)

Modern white three piece suite comprising panel bath with chrome mixer tap with shower attachment. and tiled splashback. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Recently laid fully tiled floor. Low voltage downlights. Extractor fan. Double radiator.

## OUTSIDE

Beautifully landscaped low maintenance garden area in stone and well stocked decorative planting. (Shared with first floor apartment.) Tegula brick side by side parking for two cars. Tegula brick pathway and communal visitor parking. PVC oil tank. Shared boiler house with 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>74</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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