

## 6 Clady Terrace, Dunadry, Antrim, BT41 4QW



### Guide Price £78,950

This is an incredibly rare opportunity to purchase an end terraced former mill workers property with generous lounge extension on the side and in-frame reclaimed pine kitchen units to the open plan kitchen with informal dining area. Benefiting from white bathroom suite with panel bath and electric shower over, oil-fired central heating and double glazed windows, this property offers an excellent opportunity for anyone wanting to purchase a well priced property in an otherwise expensive residential area.

Early viewing strongly recommended.

Public notice: 6 Clady Terrace, Dunadry, Antrim, BT41 4QW

We are acting in the sale of the above property and have received an offer of £111,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

The Energy Performance Certificate Rating is 31 48

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## FEATURES

- Entrance hall with staircase to first floor / Quarry tiled floor
- Open plan kitchen with informal dining area
- Full range of reclaimed pine in-frame high and low level units / Part polished granite work surfaces / "Welsh" style dresser
- "Belfast" style sink unit with fluted polished granite drainer / Feature taps / Space for range style cooker
- Utility room with space for tumble dryer and plumber for washing machine
- Large lounge 21' x 10'11 with dual aspect windows / Open fire with decorative cast iron surround / "Crittall" French doors to side patio
- First floor landing with access to loft
- Two well proportioned bedrooms / Both with exposed wooden floors / Master with walk-in wardrobe
- Bathroom with white suite to include panel bath with electric shower over
- Double glazed windows / PVC double glazed rear door / Oil-fired central heating / Side by side parking to rear / Brick built shed with oil-fired boiler

## ACCOMMODATION

Country style entrance door with single glazed over light to:

### ENTRANCE HALL

Stair case to first floor with moulded hand rail. High level electric cupboard. Quarry tiled floor.

### KITCHEN WITH INFORMAL DINING

**13'1 x 10'3 (3.99m x 3.12m)**

Reclaimed pine low level units with polished granite work surfaces. Space for range style cooker in "Inglenook" recess with coloured tiled splash back. Access to under stair storage. Quarry tiled floor through to:

### KITCHEN

**13'10 x 7'5 (4.22m x 2.26m)**

Full range of reclaimed pine high and low level units with inset "Belfast" style sink and fluted drainer. Antique style mixer taps. "Welsh" style matching dresser with bi-folding doors to top half. Low voltage down lights. PVC double glazed door to rear. Quarry tiled floor. Door to:

### UTILITY

**5'10 x 5'4 (1.78m x 1.63m)**

Work surfaces with space below for dryer. Plumbed for washing machine. Quarry tiled floor. Country style door to rear. High level RCD.

## LOUNGE

21' x 10'11 (6.40m x 3.33m)

Open fire with decorative cast iron surround and blue tiled inset. Slate hearth. Dual aspect windows. "Crittall" single glazed French doors to tegula brick patio. Double radiator.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

10'9 x 10' (3.28m x 3.05m)

Wood strip flooring. Double radiator. Louvered door to:

## WALK-IN WARDROBE

Shelving and hanging space.

## BEDROOM 2

10'10 x 7'7 (3.30m x 2.31m)

Wood strip floor. Double radiator.

## BATHROOM

7'4 x 5'10 (2.24m x 1.78m)

White suite comprising panelled bath with "Triton Ivory" electric shower over. Low flush W/C and Victorian style pedestal wash hand basin. Fully tiled walls to bath. Half tiled walls to remainder. Louvered door to hot press with copper cylinder and immersion heater. Shelving above.

## OUTSIDE

Accessed through the prestigious "Old Mill" development to an unmade laneway to front, side and rear giving access to car parking at the rear. Semi-circular low level wall enclosing tegula brick patio area with access points to front and rear. Stoned car parking area to rear for two cars side by side. Brick built store with oil fired boiler. PVC oil tank.

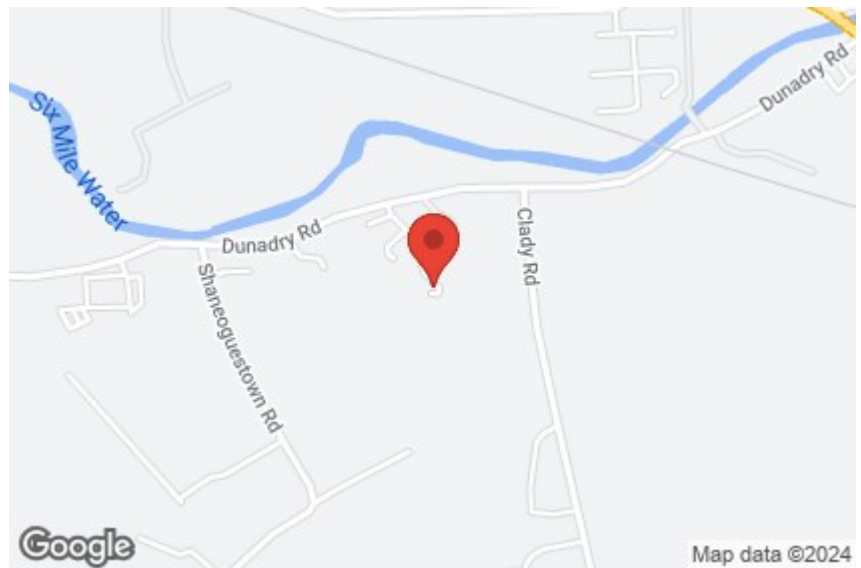
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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>		
(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>31</b>	<b>48</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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