

29 Bleach Green, Dunadry, Antrim, County Antrim, BT41 2GZ**PRICE Offers Over £199,950**

This is an excellent opportunity to purchase a deceptively spacious well presented three bedroom end townhouse occupying a superb position within this sought after residential development in Dunadry, close to the recently refurbished Dunadry Hotel and Spa. Finished to an exceptionally high standard throughout to include three well proportioned bedrooms (master with ensuite) and luxury bathroom suite, the property also benefits from a larger first floor due to the private passage way at the side. Downstairs, the spacious living room comprises a feature fireplace with inset coal effect gas fire and glazed French doors to the generous kitchen with informal dining area. The modern dual coloured "Shaker" style high and low level units in powder blue and off-white are complimented by a full range of integrated appliances to include "Neff" slide & hide low level oven, halogen hob, fridge, freezer and dishwasher and with the oak effect PVC double glazed French doors to the rear patio area, make this the true hub of the house. 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

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C
- Living room 14' x 13'11 with feature fireplace / Inset coal effect gas fire / Part glazed French doors to;
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of powder blue and off-white high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Recently installed bathroom suite to include contemporary style free-standing double ended bath
- Oak effect PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits
- Tegula brick parking for two cars / Enclosed garden to rear in neat lawn / End of cul-d-sac position with open aspect to front and side

ACCOMMODATION

PVC entrance door with diamond shaped port light to:

ENTRANCE HALL

Fully tiled floor with diamond inset patterned tiles. Single radiator. Low voltage down lights. Stair case to first floor with mahogany moulded hand rail and painted, turned balustrade.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and feature Victorian style wash hand basin with polished chrome legs and towel rail. Fully tiled floor. Gable side window. Low voltage down lights. Single radiator.

LIVING ROOM

14' x 13'11 (4.27m x 4.24m)

Open fire with inset coal effect gas fire. Painted wooden surround and cast iron inset. Polished granite hearth. Double radiator. Feature part glazed French doors to:

KITCHEN WITH INFORMAL DINING

22'2 x 10'1 (6.76m x 3.07m)

Full range of dual coloured "Shaker" style high and low level units in powder blue and off-white. Polished chrome handles. Wine rack. Open display shelving. Contrasting polished granite work surfaces. Inlaid one and a quarter bowl stainless steel sink unit with mixer taps with fluted granite drainer. Over window pelmet with low voltage down lights. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Tiled splash back. Low level "Neff" combination oven and grill with slide and hide door. Integrated fridge and freezer and dish washer. Low voltage down lights. Fully tiled floor. Part tiled walls to work surfaces. Double radiator. Oak effect PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Gable end window. Access to hot press with pressurized water tank. Shelving above. Access to part floored loft with light.

BEDROOM 1

15'8 x 11'1 (4.78m x 3.38m)

Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and wall mounted vanity unit with feature mixer taps and storage below. Fully tiled shower cubicle with thermostatic shower unit to include drench head and hand held shower unit. Sliding cubicle doors. Feature patterned fully tiled floor. Heated towel rail. Extractor fan.

BEDROOM 2

14'2 x 13'1 (4.32m x 3.99m)

Into wardrobe recess. Single radiator.

BEDROOM 3

10'4 x 7'2 (3.15m x 2.18m)

into full wall of built-in wardrobes with sliding doors. Single radiator.

BATHROOM

11'1 x 6'2 (3.38m x 1.88m)

Recently installed contemporary style free standing double ended bath with floor mounted stand pipe antique style polished chrome taps and telephone hand shower. Concealed flush W/C with integrated shelving above. Pedestal wash hand basin with feature mixer taps. Polished porcelain fully tiled floor. Low voltage down lights. Extractor fan. Double glazed "Velux" rooflight. Old school style radiator and polished chrome heated towel rail.

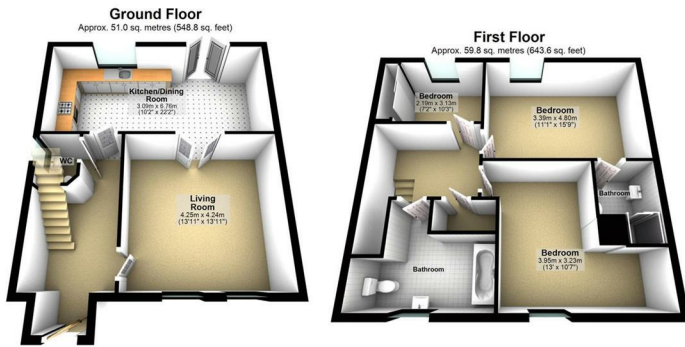
OUTSIDE

Tegula brick drive to front with off street parking for 3 cars. Tegula brick patio area. Small neat lawn area. 6Ft. timber fencing. Pedestrian gate to side accessing fully enclosed garden to rear in neat lawn and tegula brick pathway and patio. Enclosed PVC tank and prefabricated oil-fired boiler house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

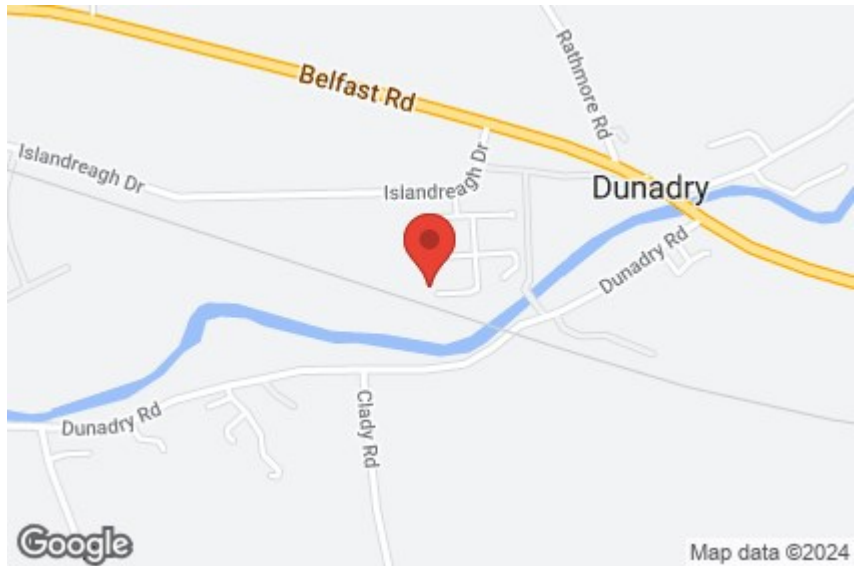




Photography and Floor plans by housefymi.co.uk #myonthevalpropertymarketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(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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