



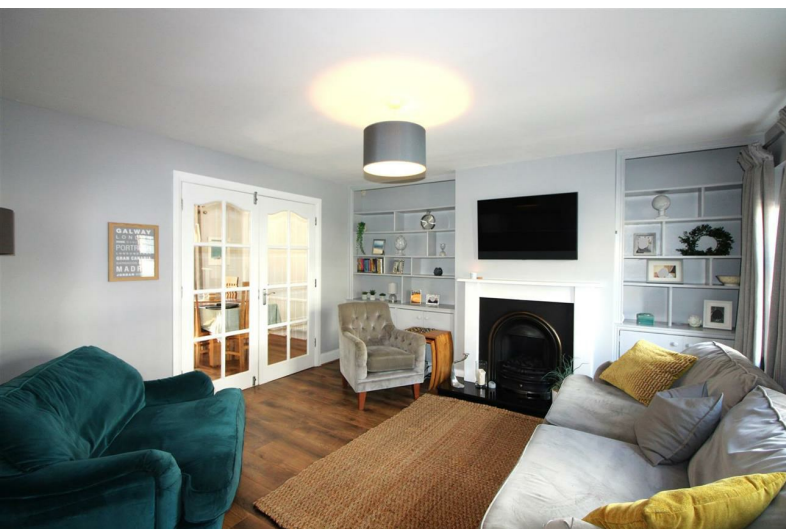
44 Bleach Green, Dunadry, BT41 2GZ

- Semi Detached Villa
- Lounge; Gas Fire
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden

- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; Double Glazing
- Generous Sized Private Driveway
- Sought After Development; Immaculately Presented

Offers Over £174,950

EPC Rating D



44 Bleach Green, Dunadry, BT41 2GZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Aluminium wrapped, glass panelled front door. Wood laminate floor covering. Stairwell leading to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 14'0" x 14'0"

Gas fire in cast iron fireplace with granite hearth and timber surround. Twin windows to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:



## **KITCHEN THROUGH DINING ROOM 22'3" x 10'1"**

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splash back and extractor hood over. Integrated double oven, fridge freezer, dishwasher, washing machine and tumble dryer. Upstands to walls to match work surface. Wood laminate floor covering. PVC double glazed French doors to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and roof space.

### **PRINCIPAL BEDROOM 11'6" x 11'4"**

Range of fitted wardrobes.

### **EN SUITE SHOWER ROOM**

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower. Tiled floor.

### **BEDROOM 2 11'6" x 9'3" (plus recess)**

### **BEDROOM 3 10'5" x 7'1"**

### **DELUXE BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Splash back tiling to walls. Tiled floor.

## **EXTERNAL**

Generous sized private driveway area finished in brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

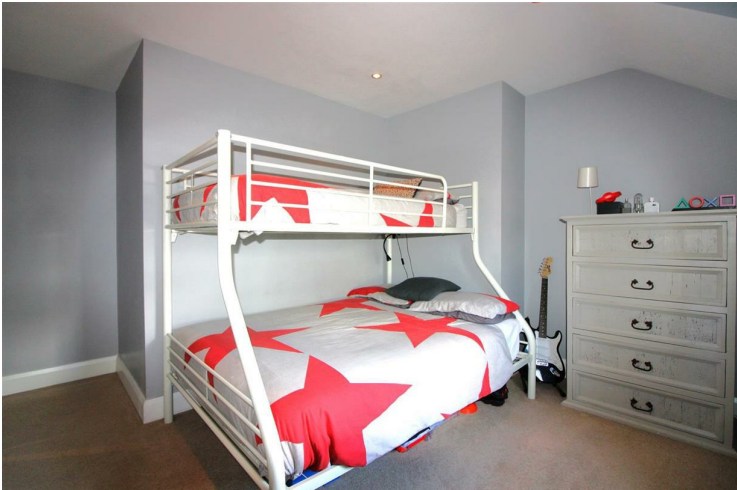
Fully enclosed rear garden finished in brick pavior patio area, matching path and decorative stone.

Enclosed service area with oil fired central heating boiler and PVC oil storage tank.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





*Immaculately presented, three bedroom, semi detached villa with generous sized private driveway area to front and fully enclosed rear garden, located within the highly sought after Bleach Green development, situated off Islandreagh Drive, Dunadry. The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe family bathroom with white three piece suite. Externally the property enjoys generous sized private driveway area finished in brick pavior and fully enclosed rear garden finished in brick pavior patio area, matching path and decorative stone. Other attributes include oil fired central heating and PVC double glazing. Early viewing is highly recommended to avoid disappointment.*



### 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>	<b>62</b>	<b>71</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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