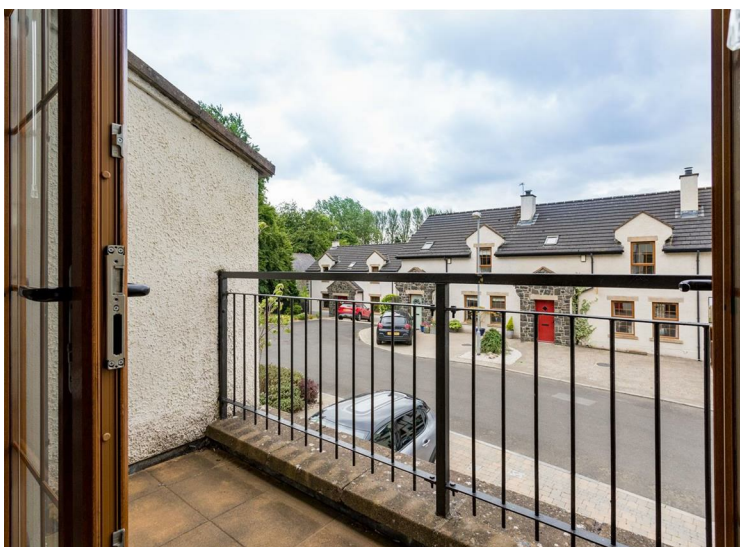


# 7 Bleach Green, Dunadry, Antrim, BT41 2GZ



Photography and Floor Plans by houseflyni.co.uk

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*Nestled in the charming village of Dunadry, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious entrance hall which opens to generous utility room and integrated garage. In addition to the ground floor W/C, the fourth bedroom is also located on the ground floor offering flexibility for those who can't manage the stairs. On the first floor the main reception room, perfect for entertaining guests, benefits from PVC double glazed French doors opening onto a paved balcony with wrought iron railings. The open square archway gives access to the heart of this home with a stunning kitchen, featuring polished granite worktops and a full range of integrated appliances. Whether you're a culinary enthusiast or simply enjoy hosting dinner parties, this kitchen is sure to impress.*

*This property boasts four generously sized bedrooms, offering ample space for a growing family or those in need of a home office with the master bedroom coming complete with its own ensuite, providing a touch of luxury and convenience. Both the modern bathroom suite and ensuite exude style and sophistication, offering a tranquil space to unwind after a long day.*

*Outside, the fully enclosed low maintenance gardens are a delightful retreat, featuring a paved patio and artificial grass.*

*Perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.*

*With an integral garage adding convenience and practicality to this already impressive property, this semi-detached house truly has it all. Don't miss the opportunity to make this house your home in the picturesque village of Dunadry.*

## FEATURES

- Entrance hall with fully tiled floor / Ground floor W/C / Staircase to First Floor / Bedroom 4 with oak effect PVC double glazed French doors to rear
- Integral garage with electric remote controlled roller shutter door / Access to Utility room with light walnut effect "Shaker" style high and low level units
- First floor Landing with staircase to Second Floor
- Living room 15'2 x 10'9 with oak effect PVC double glazed French doors to fully paved balcony with wrought iron railings / Open square archway to;
- Kitchen with informal dining area / Oak effect PVC double glazed French doors to wrought iron railings
- Full range of light walnut effect high and low level units / Polished granite worktops / Integrated fridge, freezer, dishwasher, gas hob and low level hob with "slide & hide" door
- Bathroom with modern white suite to include double ended bath with thermostatic shower over
- Second floor landing with access to loft / Storage cupboard with shelving and radiator
- Three well proportioned bedrooms / Master with ensuite shower room
- Tegula brick driveway with side by side parking for two cars / Access to integral garage / Fully enclosed low maintenance gardens to rear with paved patio and artificial grass / Oak effect PVC double glazed windows / Oil-fired central heating / PVC fascia



## ACCOMMODATION

Recently installed two tone composite door with half moon triple glazed inset and matching side lights to:

### ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with painted moulded hand rail and turned ballustrading. Small under stair storage cupboard.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with feature mixer taps and exposed polished chrome gully. Fully tiled floor. Extractor fan. Single radiator.

### INNER HALL

Fully tiled floor. Double doors to storage cupboard.



### UTILITY 9'1 x 5'10 (2.77m x 1.78m)

Full range of light walnut coloured "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit and mixer tap. Tiled splash back. Plumbed for washing machine and space for dryer. Fully tiled floor. PVC double glazed door to rear. Single radiator.



### INTEGRAL GARAGE 15'8 x 10'1 (4.78m x 3.07m)

Remote control electric roller shutter door. Power and light. Meter cupboard.

### BEDROOM 4 12'11 x 9'2 (3.94m x 2.79m)

Fully tiled floor. Oak effect PVC double glazed French doors to rear. Single radiator.



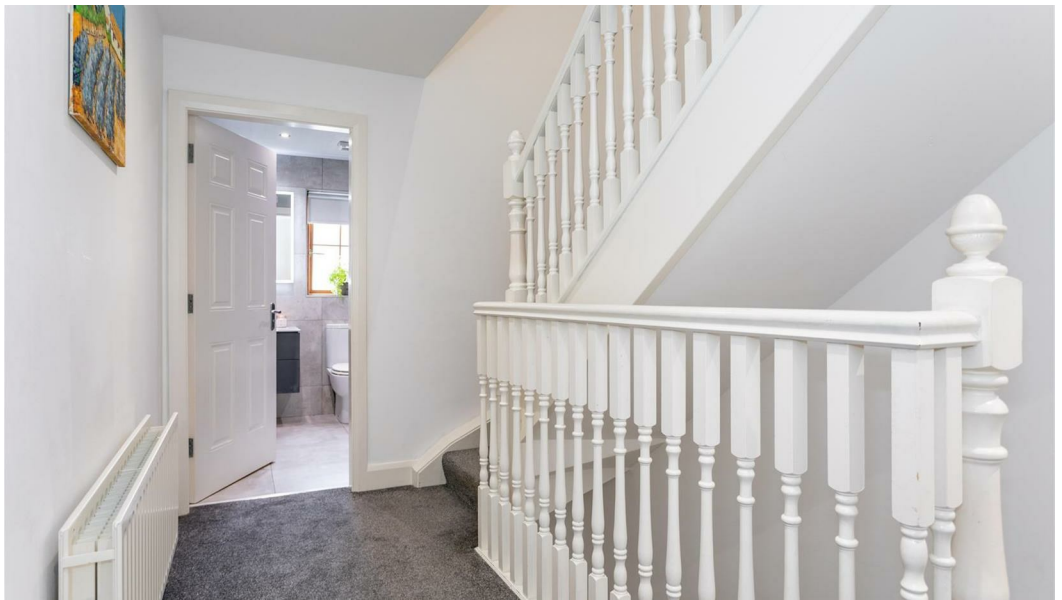


## FIRST FLOOR LANDING

Low voltage down lights. Stair case to second floor with painted moulded hand rail and turned balustrade. Double radiator.

## LIVING ROOM 15'2 x 10'9 (4.62m x 3.28m)

Chimney breast with opening and electric point for inset electric fire. Fully tiled floor. Oak PVC double glazed French doors to balcony with paved sitting area and wrought iron railings. Low voltage down lights. Double radiator. Open square archway to:

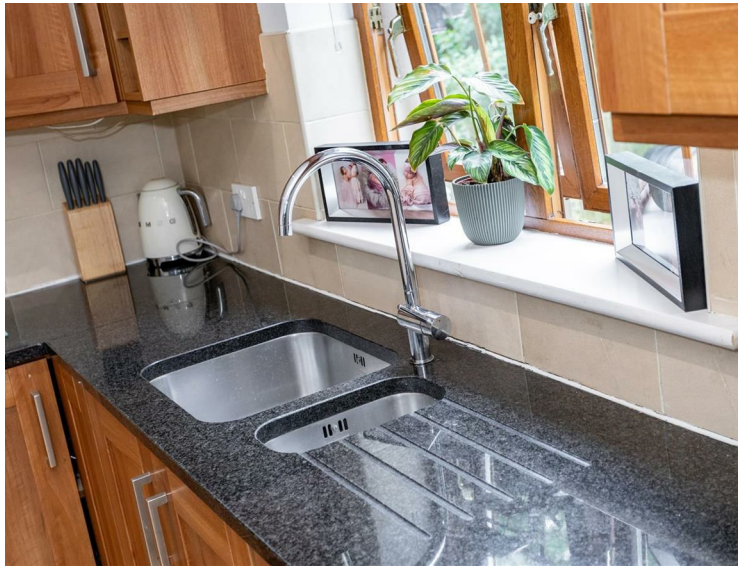


## KITCHEN INTO INFORMAL DINING 19'1 x 9'9 (5.82m x 2.97m)

Full range of light walnut effect "Shaker" style high and low level units with short chrome handles, wine rack and over window pelmet with low voltage down lights. Inlaid one and a quarter bowl stainless steel sink unit with polished granite work surfaces and fluted drainer. Feature mixer taps. Integrated four ring gas hob with stainless steel pyramid style over head extractor canopy. Low level combination oven and grill with "slide and hide" oven door. Integrated fridge, freezer and dish washer. Part tiled walls to work surfaces. Fully tiled floor. Low voltage down lights to kitchen area. Double radiator. Oak effect PVC double glazed French doors to wrought iron railings.









## BATHROOM 7'10 x 7'2 (2.39m x 2.18m)

Modern white suite comprising double ended bath with off-set mixer taps and thermostatic shower unit over. Glazed screen. Push button low flush W/C and wall mounted moulded wash hand basin with mixer tap and storage below. Blue tooth mirror above. Fully tiled walls with PVC panelling to bath area. Fully tiled floor. PVC ceiling and low voltage down lights. Extractor fan. Graphite coloured heated towel rail.



## SECOND FLOOR LANDING

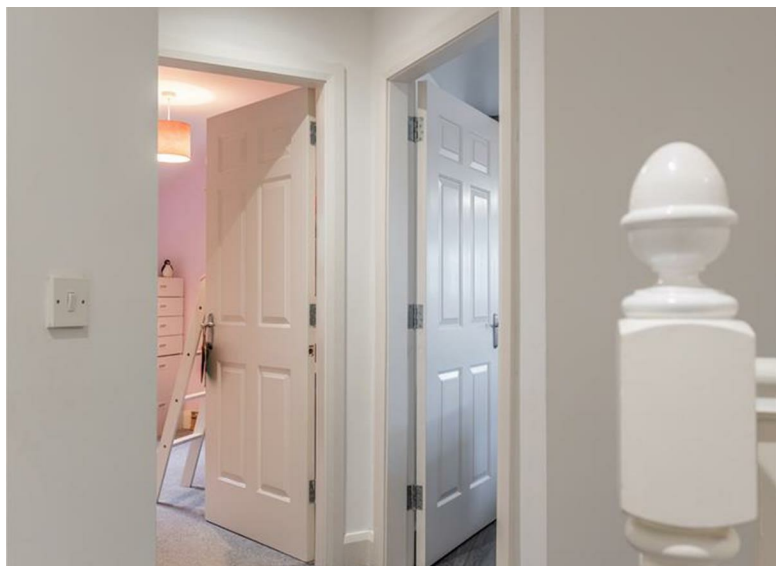
Access to loft. Storage cupboard with shelving and single radiator.

## BEDROOM 1 15'3 x 10'8 (4.65m x 3.25m)

into wall of built-in wardrobes with sliding part mirrored door. Vanity area with adjoining drawers. Grey wood grain effect wood laminate floor. Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and wall mounted wash hand basin with mixer taps and exposed gully trap. Fully tiled rectangular shower cubicle with thermostatic shower unit and fixed drench head. Glazed sliding cubicle door. Low voltage down lights. Fully tiled floor. Polished chrome heated towel rail.





**BEDROOM 2 10'10 x 9'9 (3.30m x 2.97m)**

Single radiator.

**BEDROOM 3 9'10 x 7'11 (3.00m x 2.41m)**

Single radiator.



**OUTSIDE**

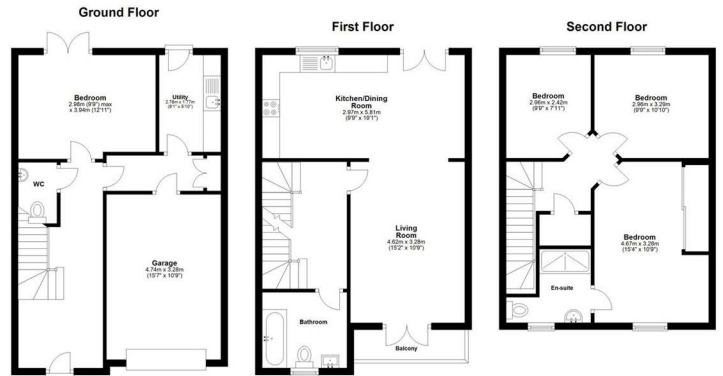
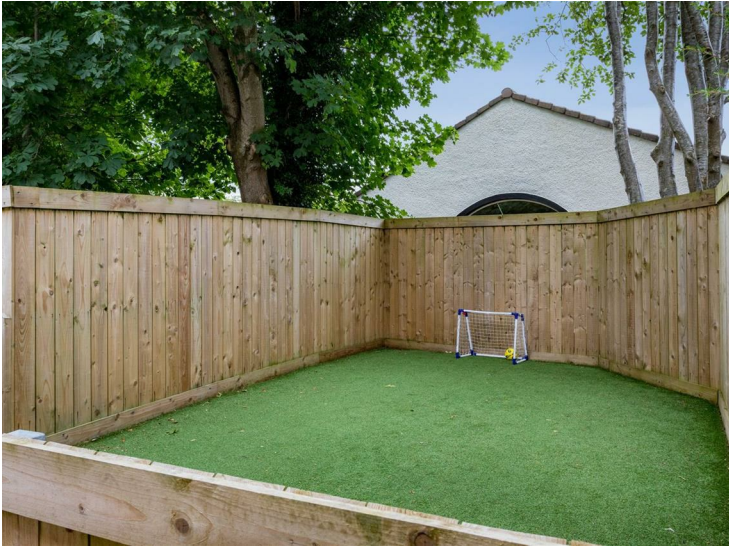
Tegula brick driveway to front with side by side parking for 2 cars. Small grassed area. Access to integrated garage. 6Ft. timber pedestrian gate to tegula brick pathway at side with second 6Ft. timber pedestrian gate providing access to: Fully enclosed and private rear garden in generous paved patio, coloured stone edging and low level fencing and pedestrian gate to artificial grassed lawn area. 6Ft. timber perimeter fencing and pedestrian gate to enclosed bin and oil store. Prefabricated, galvanized oil fired boiler house. 6Ft. fencing. Outside hot and cold tap, security light and electric point. Tegula steps to back and French doors.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;**

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







Photography and Floor Plans by housefynti.co.uk  
Plan produced using Floorplan

### 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>64</b>	<b>66</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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