



## 16D Dunadry Road, Dunadry, Antrim, BT41 2RR

- Immaculately Presented, Semi Detached Home
- Lounge; Wood Burning Stove
- Luxury Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Fully Landscaped Site; Open Aspect To Rear
- Four Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Well Sought After Location

Offers Over £285,000

EPC Rating B



16D Dunadry Road, Antrim, BT41 2RR



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fanlight over. Herringbone style flooring. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Motion sensitive lighting. Tiled floor.

#### LOUNGE 15'10" x 11'8"

Dual aspect windows. Feature window to front elevation. Cast iron wood burning stove on slate hearth. Herringbone style flooring.



## **KITCHEN THROUGH DINING ROOM 22'5" x 21'5"** **(wps)**

Dual aspect windows with bay window to side elevation. Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface. Inlaid stainless steel sink unit. Space for range style oven with splashback tiling above and stainless steel extractor hood. Integrated fridge freezer and dishwasher. Space and plumbed for washing machine. Space for tumble dryer. Solid quartz upstands to walls. Tiled floor. PVC double glazed French doors to rear garden.

## **FIRST FLOOR**

### **LANDING**

Stairwell to second floor. Access to shelved hot press.

### **BEDROOM 2 12'0" x 11'0"**

Rural views to rear elevation.

### **BEDROOM 3 11'8" x 10'9"**

### **BEDROOM 4 8'8" x 7'9"**

Rural views to rear.

## **DELUXE FAMILY BATHROOM**

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to walls. Tiled floor. Chrome towel radiator.

## **SECOND FLOOR**

### **LANDING**

Access to cloakroom.

### **PRINCIPAL BEDROOM 15'5" x 14'8"**

Dual aspect windows. Rural aspect to rear.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

## **EXTERNAL**

Front garden finished in lawn.

Generous sized, private driveway, finished in tarmac.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, brick pavior and range of plants, trees and shrubbery.

Outside tap.

Concrete service area with PVC oil storage tank.

Oil fired central heating boiler.

Open aspect to rear.

## **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, spacious, semi detached home, situated within a select cul-de-sac development, off Dunadry Road, Dunadry.**

**The property comprises entrance hall, furnished cloakroom, bay fronted lounge with wood burning stove, kitchen through dining room, with luxury fitted kitchen, four well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom.**

**Externally, the property enjoys private driveway, finished in tarmac, and gardens front and rear, finished in lawn, brick pavior and range of plants, trees and shrubbery.**

**Other attributes include oil heating, PVC double glazing and open aspect to rear.**

**Early viewing 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>	<b>85</b>	<b>85</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>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 are 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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