

**40 Shaneoguestown Road, Dunadry, Antrim, County Antrim, BT41 4TH****PRICE Offers Over £209,950**

This is an excellent opportunity for those looking to purchase an affordable property in a sought after rural location just off the Seven Mile Straight in the sought after Dunadry area finished to a good standard throughout and offering a superb amount of outdoor space with excellent sun orientation, to include fully enclosed tarmac yard area with neat well maintained garden in lawn, "shannon heather" brick patio area and garage.

Only on full internal and external inspection can one begin to appreciate the quality of this well appointed property and the potential that it offers.  
Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803





## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with bay window / "Inglenook" style fireplace / Part glazed door to;
- Kitchen with full range of white high and low level units with wooden trim / Fully tiled floor through open plan rear porch to;
- Dining room with fully tiled floor / PVC double glazed French doors to rear / Door to;
- Bedroom 4 / Snug with wood laminate floor / Door to Entrance Hall
- First floor landing
- Three bedrooms / Master with overstairs storage
- Bathroom with modern white suite to include panel bath with "Redring" electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Large site with substantial enclosed rear yard, garden, paved patio and garage

## ACCOMMODATION

PVC double glazed and leaded glass entrance door to;

### ENTRANCE HALL

Wood laminate floor. Meter cupboard. Staircase to first floor.

### LIVINGROOM

14' x 10'11 (4.27m x 3.33m)

(Into bay) Inglenook style fireplace, slate hearth and rustic pine mantle. Open display with in-framed doors to storage below. Part glazed door to;

### KITCHEN WITH INFORMAL DINING AREA;

13'10 x 7'8 (4.22m x 2.34m)

Full range of white high and low level units with wood trim and open display. Complimentary wood effect work surfaces. Single drainer stainless steel sink unit and mixer taps. Space for cooker (piped gas) with pull-out over head extractor fan. Plumbed for American style fridge freezer and dishwasher. Fully tiled floor through;

### OPEN REAR HALL

Single radiator. PVC double glazed door to rear. Under-stairs storage. Open square archway to;

### DINING ROOM

9'11 x 8'11 (3.02m x 2.72m)

Fully tiled floor. PVC double glazed French doors to rear. Designer upright radiator.



### **BEDROOM 4 / SNUG**

10' x 8'9 (3.05m x 2.67m)

Wood laminate floor. Double radiator.

### **FIRST FLOOR LANDING**

Wood laminate floor. Double radiator. Access to loft.

Access to walk-in storage.

### **BEDROOM 1**

11' x 10'9 (3.35m x 3.28m)

Access to over-stair wardrobe.

### **BEDROOM 2**

10' x 7'5 (3.05m x 2.26m)

Wood laminate floor. Access to separate attic. Single radiator.

### **BEDROOM 3**

10'4 x 6'7 (3.15m x 2.01m)

Wood laminate floor. Single radiator.

### **BATHROOM**

7'11 x 6'11 (2.41m x 2.11m)

Modern white suite comprising panel bath with feature mixer taps and shower attachment. 'Redring' electric shower unit over. Push button low flush W/C and pedestal wash hand basin. Fully tiled walls with decorative border. Low voltage down lights. Fully tiled floor. Hot-press with insulated copper cylinder and immersion heater. Shelving above.

### **OUTSIDE**

Tarmac drive to front and side. Concrete path. Low maintenance timber fencing to front with garden in neat lawn and kerbed edging. Mature conifer hedging. Gate to;

Large fully enclosed and mostly tarmaced yard to rear. Timber log drying house.

### **SEMI-DETACHED UTILITY**

7'4 x 4'5 (2.24m x 1.35m)

High level units with contrasting work surfaces. Plumbed for washing machine and space for dryer and tall freezer. Wall mounted wash hand basin. Enclosed oil-fired boiler.

"Shannon heather" brick patio and neat garden in lawn.

### **GARAGE**

16'5 x 11'9 (5.00m x 3.58m)

Wooden double doors. Power and light. 6 pane bevelled glass door to;

### **PLAY ROOM / STORE**

11'6 x 6'9 (3.51m x 2.06m)

Insulated wood laminate floor. Power and light.

Gate through to stoned yard. (Boundary to be determined) PVC tank.

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

Please note, none of the services or appliances have been tested at the 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>		56	64
(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		



**Mortgage IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
 T: 028 9417 0000  
 E: antrim@mortgageIQ.co.uk

**IQ**  
 WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

**PRS** Property Redress Scheme