

58 Islandreagh Drive, Dunadry, Antrim, BT41 2HB



PRICE Offers Over £179,950

This is an excellent opportunity to purchase a well presented four bedroom town house with integral drive through garage in this sought after semi-rural residential location between Muckamore and Dunadry.

Finished to an exceptionally high standard throughout with a beautiful kitchen with solid oak high and low level units with integrated appliances to include a gas hob, combination oven/grill and dishwasher. With four generous bedrooms including a substantial master bedroom, an integral drive through garage in addition to a high energy grading this property is likely to appeal to a wide range of discerning purchasers. Early viewing is strong recommended.

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



FEATURES

- Entrance hall with glazed door to;
- Kitchen and informal dining area 13'10" x 13'4" (at max)
- Full range of quality solid oak high and low level kitchen units with complimentary worktops
- Integrated gas hob, Combination oven and grill, dishwasher and space for 'American' style Fridge Freezer and washing machine
- Access to integral drive through garage
- First floor landing
- Exceptional master bedroom 18'11" x 12'3" and three generous further bedrooms
- Bathroom with modern white suite to include shower cabin with water jets, seating and radio
- PVC double glazed windows and external doors / Recently installed guttering
- Fully enclosed garden to the rear with superb privacy

ACCOMMODATION

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Off street parking with space for up to three cars.

ENTRANCE HALL

PVC double glazed door to welcoming entrance hall with fully tiled floor. Staircase to first floor with handrail. Single radiator. Two panel glass door too:

KITCHEN / INFORMAL DINING

13'10" x 13'4" (at max) (4.218 x 4.077 (at max))

Full range of quality solid oak high and low level kitchen units with twisted iron handles, contrasting worktops, and complimentary splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Pelmut with low voltage downlights. Large picture window overlooking rear garden. Integrated appliances to include a four ring gas hob with a stainless steel pyramid style overhead extractor fan, a low level combination oven and grill and dishwasher. Space for an 'American' style fridge freezer and washing machine. Understairs storage cupboard. Fully tiled floor. Chrome towel radiator. PVC wood effect door too:

INTEGRATED GARAGE

18'2" x 12'2" (5.554 x 3.730)

Integrated drive through garage with two up and over doors. 'Warmflow' oil boiler. Fully tiled floor and electrics and lighting.

LIVING ROOM

18'1" x 12'2" (5.534 x 3.727)

Feature open fire with cast iron inset, wood surround and polished granite hearth. Solid wood flooring. Double radiator. PVC 'French' double glazed doors to the rear garden.

FIRST FLOOR LANDING

Access to loft. Hot press with 'Warmflow' pressurised cylinder.

MASTER BEDROOM

18'11" x 12'3" (5.772 x 3.755)

Access to loft. Double radiator.

BEDROOM 2

12'3" x 9'5" (at max) (3.746 x 2.885 (at max))

Wood laminate flooring. Single radiator.

BEDROOM 3

12'5" x 8'5" (at max) (3.792 x 2.583 (at max))

Single radiator.

BEDROOM 4

10'2" x 7'11" (at max) (3.104 x 2.416 (at max))

Wood laminate flooring. Single radiator.

SEPERATE WC

Modern white suite comprising a low flush push button WC and a corner pedestal wash hand basin with 'Monobloc' chrome mixer tap. Extractor fan. Fully tiled walls and floor. Heated towel radiator.

BATHROOM

Modern white suite comprising a 'Vanity' sink unit with a 'monobloc' chrome mixer tap and integrated storage and shelving below. Double ended shower/bath cabin with integrated water jets, seating and radio. Extractor fan. Fully tiled walls and floors. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden with excellent sun orientation and privacy. Large concrete patio. Stone walling with steps to raised garden with mature foliage. PVC oil tank. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL

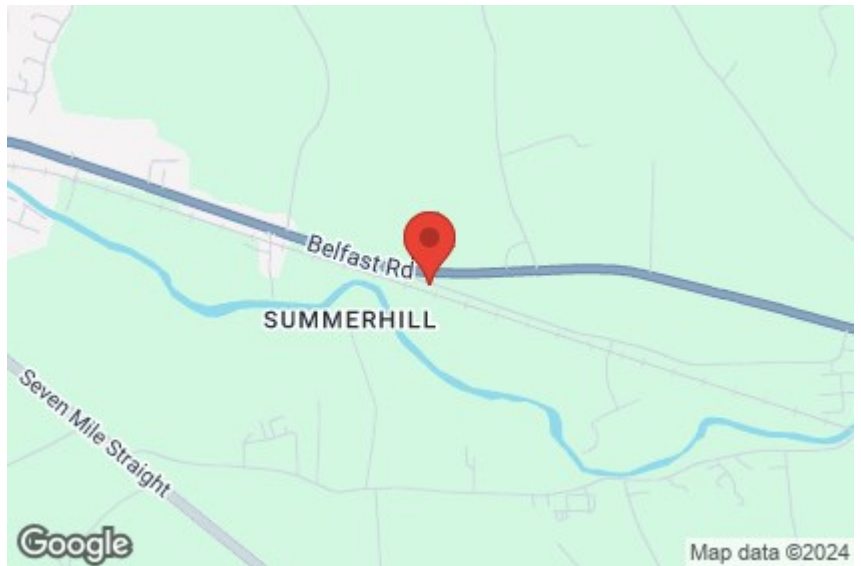
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(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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