

66 Ballybentragh Road, Dunadry, Antrim, County Antrim, BT41 2HJ**PRICE Offers Over £189,950**

This is an incredibly rare opportunity for those looking to purchase a deceptively spacious semi-detached cottage occupying a prime residential position in the highly sought after Dunadry area. Finished to an exceptional standard both inside and out this beautifully appointed property has been re-configured to create a larger kitchen with informal dining area whilst retaining two well proportioned double bedrooms both with built-in wardrobes with sliding mirrored doors and a luxury bathroom suite with shower bath. Outside, the generous site has superb sun orientation with far reaching views over open countryside and provides an abundance of onsite tarmac parking with a significant garden area in neat lawn and kerbed edging. Within easy walking distance of The Dunadry Hotel and Health Club, Ellie May's pub and restaurant and the main bus route to Belfast, this property is ideally suited to those wishing to downsize yet retain access to both the countryside and local amenities.

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
- Spacious living room with open fire
- Kitchen with informal dining area
- Full range of mid grey coloured high and low level units / Feature raised bench seating with in-situ breakfast table
- Two well proportioned bedrooms / Both with built-in wardrobes with sliding mirrored doors
- Bathroom with modern white suite to include shower bath with power shower unit over
- PVC double glazed windows and external doors / Gas-fired central heating
- Substantial tarmac drive to front and side with parking for five plus cars
- Generous gardens to front, side and rear in neat lawn / Brick built storage shed
- Excellent sun orientation / Superb views over open countryside to rear

ACCOMMODATION

PVC double glazed entrance door to;

ENTRANCE HALL

Wood laminate floor. Single radiator.

LIVING ROOM

15'9 x 13'11 (4.80m x 4.24m)

Open fire. Feature painted wooden surround and slate tiled hearth.. Dual aspect windows. Shelving. Double radiator. Six pane glazed door to;

KITCHEN WITH INFORMAL DINING

14'9 x 8'11 (4.50m x 2.72m)

Full range of mid grey coloured high and low level units with glazed corner displays and short chrome handles. Contrasting work surfaces with one and a half bowl single drainer stainless steel sink unit and mixer taps. Space for gas or electric cooker with brushed steel splash back and stainless steel pyramid style extractor canopy. Plumbed for dishwasher and space for fridge freezer. Feature raised bench seating with storage beneath and in-situ breakfast table. Double radiator. PVC double glazed door to side.

BEDROOM 1

12'5 x 10'11 (3.78m x 3.33m)

into full wall of built-in wardrobes with mirrored doors. Single radiator.

BEDROOM 2

10'11 x 10'4 (3.33m x 3.15m)

into full wall of built-in wardrobes with mirrored doors. Single radiator.

BATHROOM

Modern white suite comprising shower bath with curved screen, mixer taps and "Mira" power shower unit over. Low flush W/C and pedestal wash hand basin. Part wood strip walls and part PVC clad walls. Fully tiled floor. Chrome heated towel rail. Hotpress with Gas boiler and storage. Access to loft.

OUTSIDE

Double timber entrance gates to tarmac drive to front and side with parking for five plus cars. Garden to front, side and rear in neat lawn and kerbed edging. Timber fencing. Enclosed bin store. Block built coal storage. Cold and Hot water taps. External electric double socket.

BRICK BUILT STORAGE SHED

8 x 6'6 (2.44m x 1.98m)

Electric. Plumbed for washing machine and space for tumble dryer.

IMPORTANT NOTE TO ALL PURCHASERS;

We have not tested any of the services or appliances in this property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		68	68
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	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

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.