

4 The Old Station, Dunadry, BT41 2PY



PRICE
Offers Over
£264,950

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This is an excellent opportunity to purchase a beautifully presented three storey mid townhouse occupying a superb position within this exclusive gated development of just fourteen luxury homes set in a prime location in the highly sought after Dunadry area. Offering excellent accommodation throughout the property benefits from luxury kitchen units in mid walnut with contrasting worksurfaces and matching upstands together with integrated oven, induction hob and dishwasher. With generous bedroom accommodation to include the master bedroom with modern white ensuite and luxury family bathroom suite the caliber of this property can only be fully appreciated on full internal inspection. Early viewing strongly recommended.

FEATURES

- Feature staircase to first floor entrance
- Spacious entrance hall with staircase to ground and first floors Fully tiled floor through to;
- Lounge with feature fireplace and bay window / Double door to;
- Kitchen with informal dining area/ French doors to balcony
- Full range of dark oak coloured "Shaker" style high and low level units/ Integrated oven, induction hob, and dishwasher
- Four bedrooms/ Master with ensuite / Ground floor bedroom with French doors to rear garden
- Modern white bathroom suite with panel bath and shower over
- Double glazed windows / Gas fired central heating / Video entry phone to electric gates
- Tegula brick drive to Integral garage / Enclosed tegula brick garden area to rear
- Superb opportunity for professionals and families alike.

ACCOMODATION

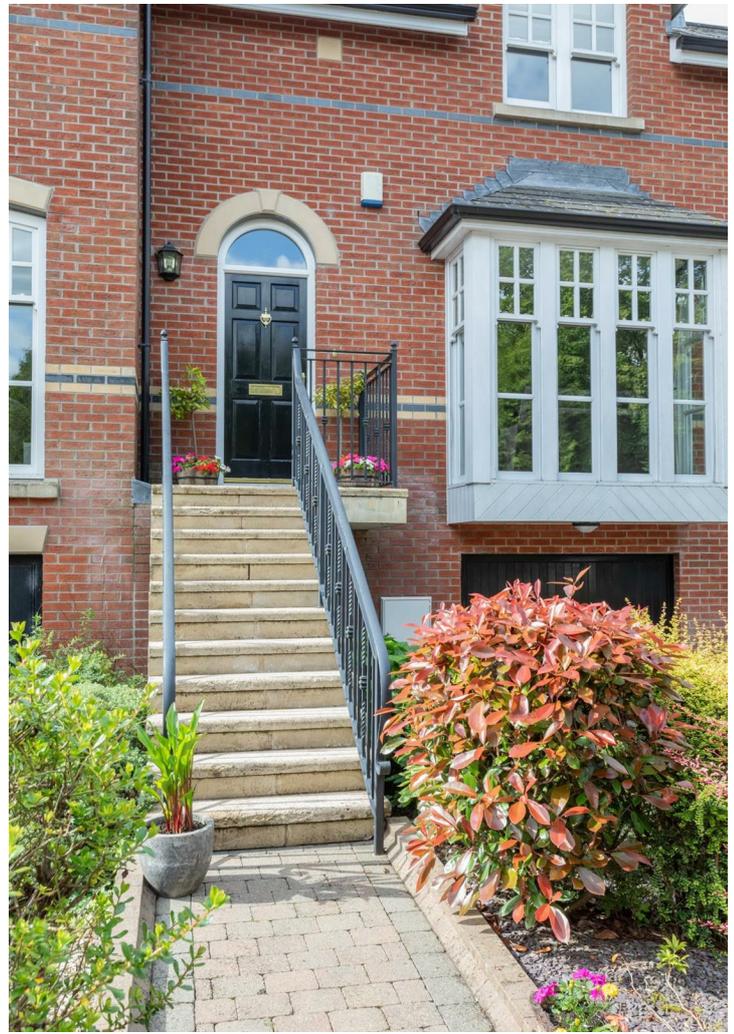
Well stocked borders and tegula brick pathway to:-
Feature reconstituted stone staircase with decorative wrought iron railing to first floor landing.

LANDING

Six panel entrance door with double glazed Georgian style fanlight to:

ENTRANCE HALL

Video door entry intercom. Staircase to ground floor and first floor with feature hand rail and turned balustrade.



LOUNGE 17'3" x 11'6" (5.275 x 3.512)

(into bay window) Feature polished limestone fire surround with wood burning stove and polished granite inset and hearth. Double radiator. Double doors to:



KITCHEN WITH INFORMAL DINING AREA 18'5" x 12'5" (5.617 x 3.797)

(max). Full range of mid walnut "Shaker" style high and low level units with contrasting work surfaces, matching upstands and 1 1/4 bowl single drainer stainless steel sink unit. Integrated 4 ring induction hob with stainless steel pyramid style overhead extractor fan and low level combination oven and grill. Integrated fridge, freezer and dishwasher. Fully tiled floor. Double radiator. Double glazed French doors to covered balcony with wrought iron railing.



GROUND FLOOR HALLWAY

Fully tiled floor. Single radiator. Open to understair area.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with chrome mixer tap. Fully tiled floor. Single radiator.

UTILITY ROOM 9'3" x 7'4" (2.82m x 2.26m)

Full range of mid walnut "Shaker" style high and low level units with contrasting work surfaces, matching upstands and 1 1/4 bowl single drainer stainless steel sink unit with chrome mixer tap. Plumbed for washing machine and space for tumble dryer. Wall mounted gas boiler. Single radiator.



BEDROOM 4 8'11" x 8'7" (2.737 x 2.627)

Fully tiled floor. Single radiator. Double glazed French doors to rear.

INTEGRATED GARAGE 17'10" x 11'1" (5.436 x 3.385)

Up and over door. Light.



SECOND FLOOR LANDING

Access to loft. Single radiator.

BEDROOM 1 13'3" x 10'6" (4.062 x 3.211)

(max) into cream coloured high gloss built-in wardrobes. Double radiator.

LUXURY ENSUITE 6'7" x 5'5" (2.013 x 1.659)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with chrome mixer tap. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor and partially tiled walls. "Velux" double glazed rooflight. Extractor fan. Single radiator.

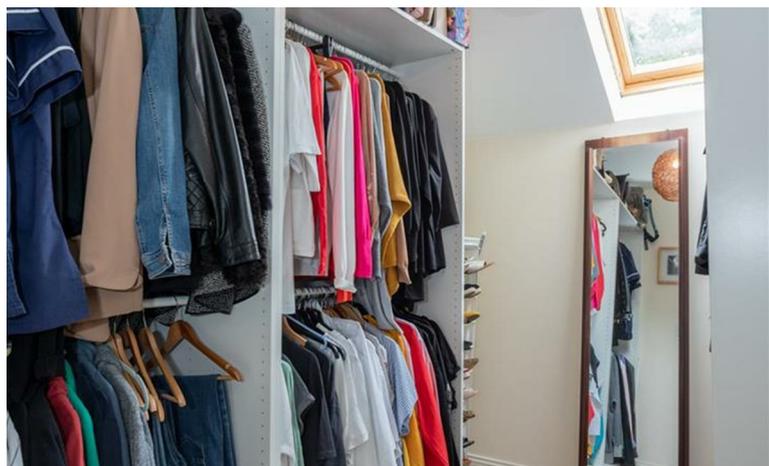


BEDROOM 2 10'11" x 9'8" (3.329 x 2.966)

Single radiator.

BEDROOM 3 9'2" x 7'0" (2.816 x 2.147)

Single radiator.





LUXURY BATHROOM 7'6" x 6'2" (2.303 x 1.884)

Modern white suite comprising panel bath with thermostatic shower over and glazed screen. Push button low flush W/C and pedestal wash hand basin with chrome mixer tap. Fully tiled floor and partially tiled walls. Extractor fan. Single radiator.

OUTSIDE

Tegula brick drive to front with off street parking for 1 car. Access to integral garage. Tegula brick path to stair case to first floor outside landing.

OUTSIDE REAR

Fully enclosed private and south facing rear garden in tegula brick with 6Ft timber fencing. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

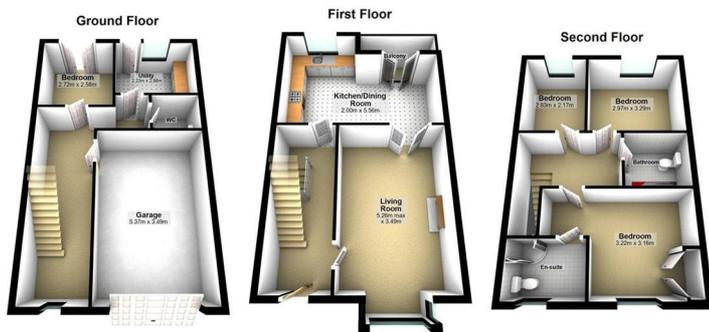
Please note, none of the services or appliances have been tested at this property.





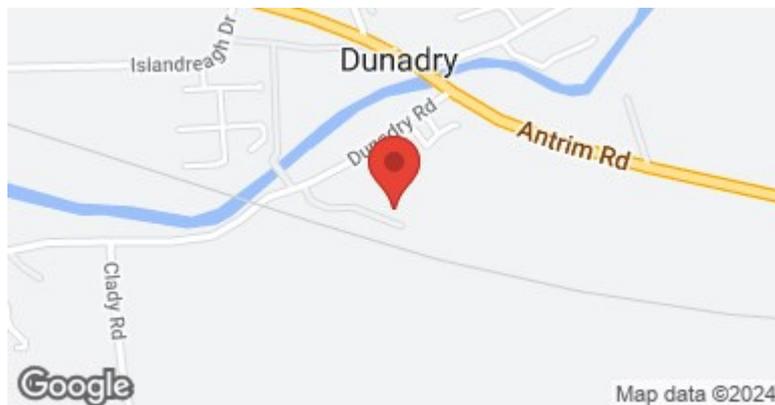
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	74
Northern Ireland	EU Directive 2002/91/EC	



Photography and Floor plans by houseflyni.co.uk #lyonthevalpropertymarketing
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12 Church Street, Antrim, Co. Antrim, BT41 4BA
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