

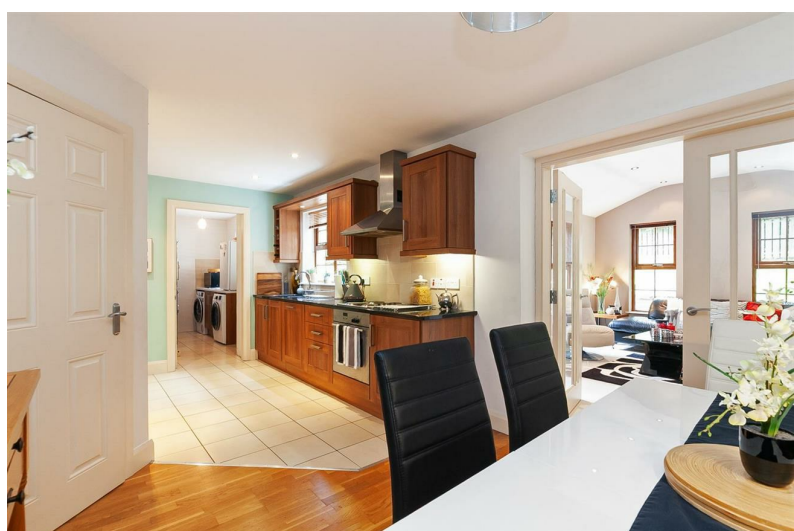


62 Bleach Green, Dunadry, BT41 2GZ

- Detached Family Home
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Large Corner Site
- Four Bedroom; Two+ Reception
- Sun Lounge Extension
- Bathroom; En Suite Shower Room
- Private Driveway; Integral Garage
- Immaculately Presented Throughout

Offers Over £289,950

EPC Rating D



62 Bleach Green, Dunadry, BT41 2GZ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Aluminium clad, double glazed front door with hardwood, double glazed side screens. Timber flooring. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 14'5" x 11'8"

Open fire in cast iron fireplace with granite hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 19'11" x 9'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, solid granite work surface. Inlaid stainless steel 1.5 bowl sink unit. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Glass fronted display cabinet. Built in wine rack. Splashback tiling to walls. Tiled floor to kitchen area. Timber flooring to dining area. Access to utility room. Glass panelled French doors leading to:

SUN LOUNGE 15'0" x 11'11"

Vaulted ceiling. Triple aspect windows. Tiled floor. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 11'1" x 5'2"

Fitted low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Access to integral garage. Hardwood, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 13'10" x 11'1"

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'2" x 11'9"

BEDROOM 3 12'0" x 11'9"

BEDROOM 4 7'11" x 7'8"

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway finished in brick pavior.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Large, fully enclosed, private side and rear garden finished in lawn, brick pavior, decorative stone and mature shrubs and trees.

Outside hot and cold water taps.



INTEGRAL GARAGE 14'4" x 10'6"

PVC coated, roller shutter door. Separate service door to utility room. Power and light.

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, four bedroom/two+ reception, detached family home, situated within the well sought after Bleach Green development, Islandreagh Drive, Dunadry.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.

Externally, the property enjoys private driveway, finished in brick pavior, integral garage, and large, fully enclosed garden, finished in lawn, patio area, and mature trees.

Other attributes include oil heating, PVC double glazing, and rural views.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

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