



68 Islandreagh Drive, Dunadry, BT41 2HB

- Semi Detached Home
- Lounge; Open Fire
- Shower Room; White Suite
- Private Driveway; Integral Garage
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £165,000

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### **LOUNGE 12'10" x 12'6" (wps)**

Hardwood, glass panelled front door. Wood laminate floor covering. Open fire in cast iron fireplace with marble hearth and timber surround. Stairwell to first floor. Glass panelled door leading to:

#### **KITCHEN WITH INFORMAL DINING AREA 16'2" x 8'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven, fridge and freezer. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:





### **UTILITY ROOM 8'0" x 5'5"**

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

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 1 15'9" x 9'0"**

Rural views.

### **BEDROOM 2 11'8" x 9'0"**

Rural views. Built in wardrobe.

### **BEDROOM 3 9'9" x 8'5" (wps)**

Rural view to rear.

### **SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

### **EXTERNAL**

Private driveway finished in tarmac.

Front garden finished in lawn and tree bark flower beds.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and tree bark bedding.

PVC oil storage tank.

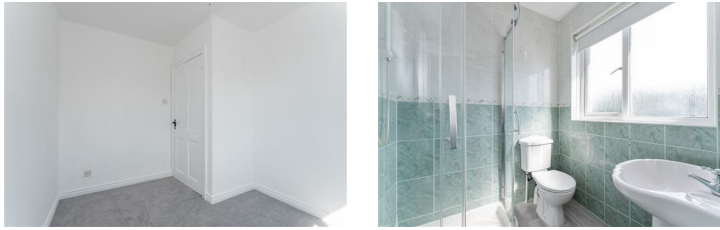
### **INTEGRAL GARAGE 16'7" x 8'8"**

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.





**Well presented, three bedroom, semi detached home with integral garage, situated off Islandreagh Drive, Dunadry, Antrim.**

**The property comprises lounge with open fire, kitchen with informal dining area, utility room, three well-proportioned bedrooms, and shower room, with white three piece suite.**

**Externally, the property enjoys private driveway, finished in tarmac, integral garage, and gardens front and rear, finished mainly in grass and paved patio area.**

**Other attributes include oil heating, double glazing, convenient location, and rural views.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



### 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>                            |           | <b>72</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>40</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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