

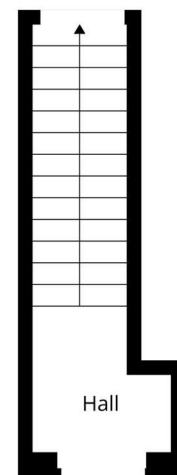


## 53 Bleach Green, Dunadry, BT41 2GZ

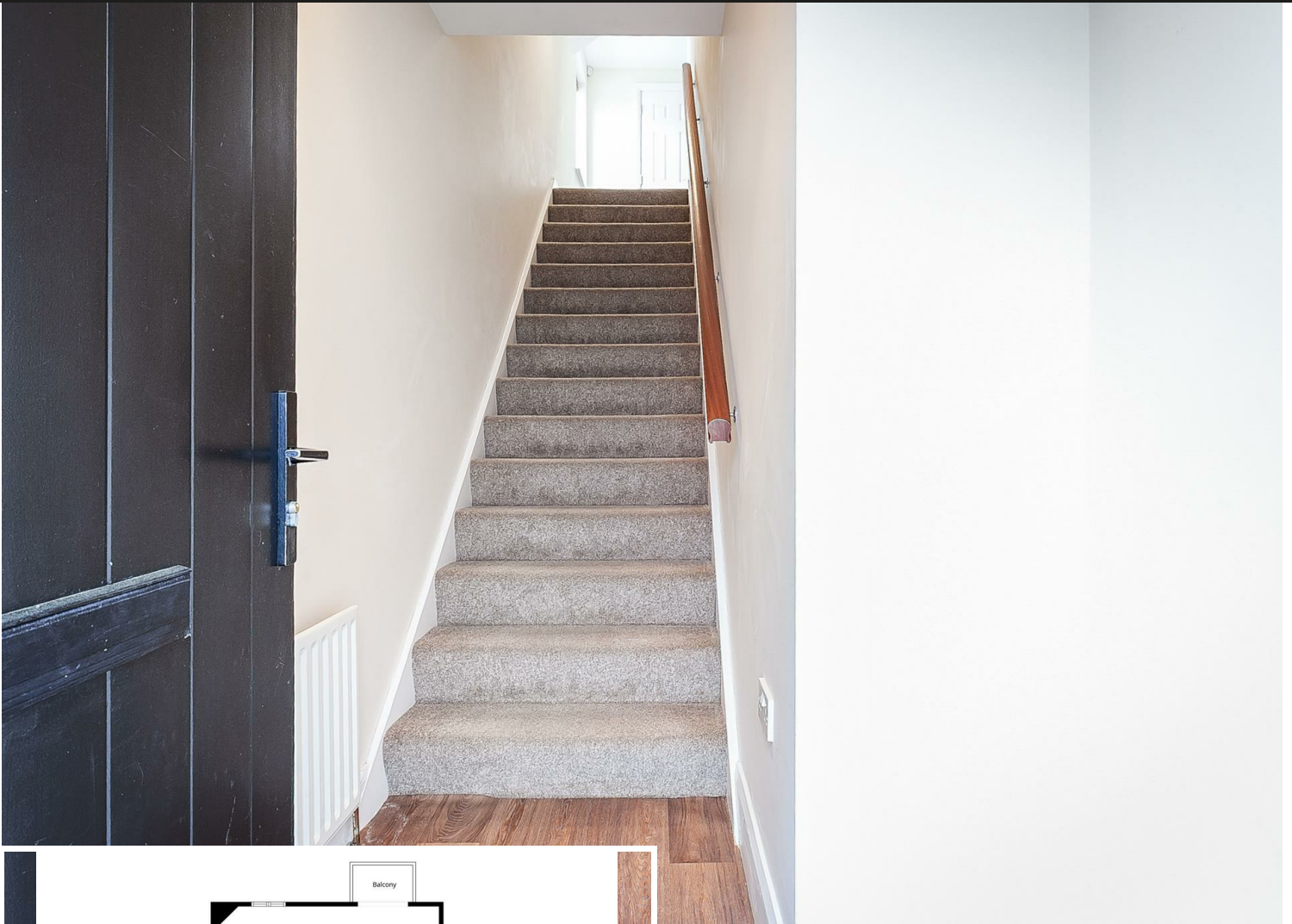
- Maisonette Style FF Apartment
- Lounge Through Kitchen
- Oil Heating
- Private Balcony
- Communal Green
- Two Double Bedrooms
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Private Driveway
- Immaculately Presented Throughout

Offers Over £159,950

EPC Rating C



53 Bleach Green, Dunadry, BT41 2GZ



Floorplan is for illustrative purposes only and is not to scale

## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Private front door. Stairwell to first floor landing.

#### LANDING

Access to double store, hot press and roof space.

#### LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 26'1" x 16'4" (wps)

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 hob with extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Glass fronted display cabinet. Built in wine rack. Splashback tiling to walls. Tiled floor to kitchen area. PVC double glazed French doors leading to private balcony area.



## **PRINCIPAL BEDROOM 12'6" x 12'2"**

Built in wardrobe.

## **EN SUITE SHOWER ROOM**

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **BEDROOM 2 11'5" x 9'10"**

## **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

## **EXTERNAL**

Private driveway area finished in brick pavior.

Service area to rear.

Store with oil fired central heating boiler.

PVC oil storage tank.

Communal green.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Immaculately presented, own-door, first floor, two bedroom, maisonette style apartment with private driveway, situated within the well sought after Bleach Green development, Islandreagh Drive, Dunadry.**

**The property comprises private entrance hall, landing, lounge through kitchen with informal dining area and private balcony, two well proportioned bedrooms, to include principal en suite, and separate family bathroom, with white, three piece suite.**

**Externally, the property enjoys private driveway, communal landscaping, and communal green.**

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

**Ideal first time buy, downsize, or buy to let investment alike.**

**Early viewing highly recommended.**



### 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>75</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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