



38 Bleach Green, Dunadry, BT41 2GZ

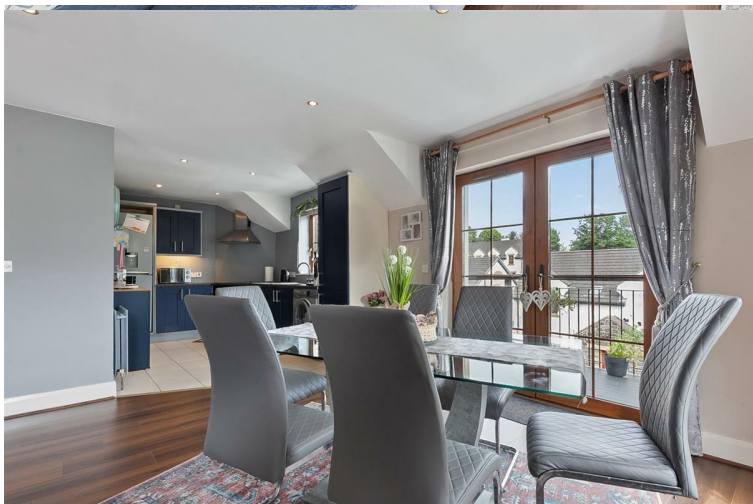
- Spacious, Top Floor Apartment
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Two Dedicated Parking Spaces
- Convenient Location
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen; Private Balcony
- Gas Heating; PVC Double Glazing
- Landscaped Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £159,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Hardwood front entrance door with double glazed panelled side screen. Lift and stair access to upper floors. Intercom entry system.

ENTRANCE PORCH

Hardwood front entrance door. Tiled floor. Built in store with light. Access into:

ENTRANCE HALL

Wood laminate floor covering. Built in shelved store with light. Access to roof space. Intercom phone handset. Recessed spotlights.



LOUNGE THROUGH DINING ROOM 23'6" x 14'7" (wps)

Wood laminate floor covering. Twin, PVC double glazed windows and matching PVC French patio door with 'Juliet' style balcony. Double PVC double glazed French patio doors leading to separate private balcony area. Recessed spotlights. Open to:

KITCHEN RECESS 11'8" x 8'4" (wps)

Modern fitted kitchen with range of high and low level storage units and melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay and swan neck mixer tap. Integrated four ring hob with stainless steel pyramid style extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to work surface. Tiled floor. Recessed spotlights.

PRINCIPAL BEDROOM 12'11" x 12'4" (wps)

Built in wardrobe/store.

EN SUITE SHOWER ROOM 8'8" x 4'2" (wps)

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

BEDROOM 2 12'4" x 11'6"

Dual aspect windows.

BATHROOM 10'0" x 7'5" (wps)

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer tap, thermostat controlled shower unit and glass shower screen over bath. Splashback tiling to bath and sink. Tiled floor. Recessed spotlights.

EXTERNAL

Landscaped communal gardens.

Two dedicated car parking spaces finished in brick pavior. External lighting.

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





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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, spacious, two bedroom, top floor apartment conveniently located within the highly sought after Bleach Green development, situated off Islandreagh Drive, Dunadry.

The property comprises communal entrance hall with stair and lift access to upper floors, private entrance porch, entrance hall with storage cupboard, generously sized living through dining room with PVC double glazed French doors leading to private balcony area, kitchen recess with modern fitted kitchen, two well proportioned bedrooms, to include principal bedroom with en suite shower room, and bathroom with white three piece suite.

Externally, the property enjoys two dedicated car parking spaces finished in brick pavior and landscaped communal gardens with neighbouring park area.

Other attributes include gas fired central heating, PVC double glazing and convenient location

Early viewing is 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	62	66
(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

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