

## Exterior Features

French doors to brick paved terrace with views over looking the Clady River.  
Paved driveway  
Red brick paved steps leading to front door of veranda

### Additional Features:

Converted mill built in stone  
PVC double glazed Windows  
Oil fired heating  
Solid internal doors  
Excellent decorative order

### Rateable Value:

£345.00

For further details and permission to view contact selling agents.

### Property Reference:

RA/09/08/07

This property is being sold on behalf of a member of staff of McAfee Properties and Mortgages



# mcafee

## PRESTIGE PROPERTY

15 Old Mill, Dunadry BT41 4QF



We are delighted to offer for sale this excellent three story townhouse located within the exclusive Old Mill Development in Dunadry. Extending to c.2700 sq ft boasting three bedroom and two and a half reception accommodation and being presented to an excellent standard both internally and externally, we as selling agents recommend early internal inspection to avoid any disappointment.

**Offers Over £425,000**

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25 - 27 Church Street, Antrim BT41 4BE  
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Partners: Gerard McAfee and Mark Pollock

Approval No. H77757

**Location:**

Passing the Dunadry Hotel on your right turn right onto the Dunadry Road, proceed under the stone bridge, turn left into the Old Mill.

**Accommodation  
Comprising**

**Entrance Porch:**

Hardwood front door, exposed brick wall. Glazed door to main Reception room and Dining area. Polished wood flooring.

**Lounge / Dining Area:**

43'11 x 15'7 (13.39m x 4.75m) Pine surround fireplace with Horseshoe cast iron inset, polished granite hearth, telephone and television points, low voltage recessed down lighters, smoke alarm, polished wooden floor. Feature window seat with French doors overlooking the Clady River. Open tread staircase and stairs down to kitchen/ living area. Georgian style door to;



**Kitchen / Family Ares:**

25'6 x 15'6 (7.77m x 4.72m) Full range of solid 'Shaker' style units to include glazed display cabinets, concealed lighting under units, 1 1/2 bowl Franke stainless steel sink unit, polished granite work surfaces, integrated 'Zanussi' gas hob, 'Zanussi' eye level double oven, stainless steel extractor canopy, integrated fridge and dishwasher, recessed low voltage lights, television and telephone point, part tiled walls, Chinese slate flooring. Pine surround fireplace with slate inset and hearth with multi-burner stove.

**Utility Room:**

12 x 4'11 (3.66m x 1.50m) Eye and low level Shaker style units, stainless steel sink unit, plumbed for washing machine, space for freezer. Chinese slate flooring.



**Ground Floor W/C:**

Low flush W.C, pedestal wash hand basin. Chinese slate flooring.

**FIRST FLOOR:**

**Landing:**

Wood laminate flooring, smoke alarm. Hotpress. Access to roof space.

**Bedroom (1):**

16'7 x 15'7 (5.05m x 4.75m) Television and telephone points, wood laminate flooring. Views over Clady River.

**Bedroom (2):**

13'10 x 8'2 (4.22m x 2.49m) Wood laminate flooring.

**Bedroom (3):**

13'10 x 6'11 (4.22m x 2.11m) Wood laminate flooring.

**Bathroom:**

Fully tiled walk in double shower cubicle with mains powered power fitting, panelled bath, low flush W.C, pedestal wash hand basin, bidet, low voltage down lighters, wall point for electric mirror, fully tiled walls, tiled floor, extractor fan.

**Integral Garage:**

17'7 x 10'2 (5.36m x 3.10m) Two solid wooden doors, power and light, tap.

