

53 O'Neill Road, Newtownabbey, BT36 6UN



PRICE Offers Over £264,950

Situated within a highly regarded location. Positioned conveniently off the O'Neill Road in Newtownabbey, this detached bungalow enjoys a well planned living layout. Briefly comprising 3 bedrooms, a spacious lounge, Contemporary fitted kitchen with casual dining aspect, superb four piece family bathroom suite, furnished cloakroom and detached garage with power and light. Externally the property enjoys a superb elevated mature site extending to 0.4 Acres laid mainly in lawn with far reaching uninterrupted views extending across Belfast Lough. Ideally suited to the purchaser looking for single level living in a popular convenient location.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Detached Bungalow**
- **Three Well Proportioned Bedrooms**
 - **Spacious Lounge**
- **Contemporary Fitted Kitchen with Dining Aspect**
- **Superb Four Piece Family Bathroom**
 - **Furnished Cloakroom**
- **Prime Elevated Site Extending Circa 0.4 Acres**
 - **Detached Garage with Power and Light**
- **PVC Double Glazing/Oil Fired Central Heating**
 - **Popular Convenient Location**



ACCOMMODATION

ENTRANCE

PVC double glazed front door with matching side screen into spacious well presented entrance hall. Quality laminate flooring. Recessed down lighting.

SPACIOUS LOUNGE

16'8" x 12'1" (5.1 x 3.7)

Inglenook style fire place with tiled hearth. Quality laminate flooring. Picture style window with views extending over Belfast Lough.



CONTEMPORARY FITTED KITCHEN

20'11" x 9'10" (6.4 x 3.0)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Single drainer composite sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include eye-level ovens, separate four ring electric hob with overhead extractor fan housed in stainless steel canopy and dishwasher. Space for free standing American style fridge freezer. Recessed down lighting. Quality laminate flooring.

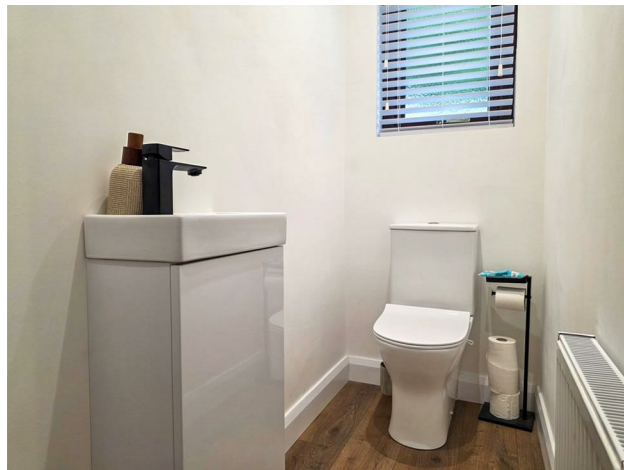
REAR PORCH

PVC Double glazed sliding door to rear. Tiled floor.



FURNISHED CLOAKROOM

Comprising vanity unit with monobloc tap and a button flush WC. Quality laminate flooring.



BEDROOM 1

14'9" x 9'10" (4.5 x 3.0)

Recessed down lighting.

BEDROOM 2

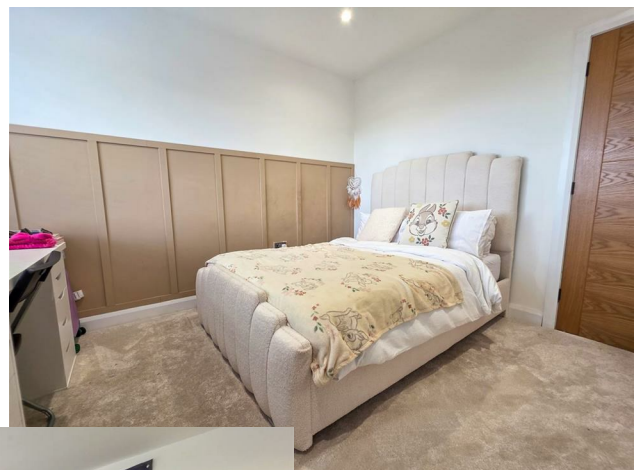
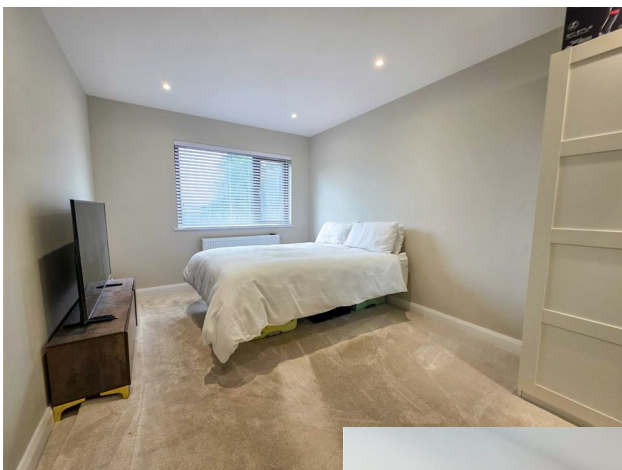
11'5" x 9'10" (3.5 x 3.0)

Feature accent wall paneling. Recessed down lighting.

BEDROOM 3

11'5" x 9'2" (3.5 x 2.8)

Recessed down lighting.



SUPERB FOUR PIECE FAMILY BATHROOM

Comprising free standing double ended bath with floor mounted tap and hand shower attachment, fully tiled quarter rounded shower cubicle with thermostatically controlled drench style shower and hand shower attachment, wall mounted vanity with monobloc tap and tiled splash back and a button flush WC. Tiled floor. Decorative tiled feature wall. Recessed down lighting.



OUTSIDE

Positioned on a prime elevated site extending circa 0.4 acres laid mainly in lawn and stocked with a variety of shrubs and mature trees. Paved patio and walkways. Private driveway leading to side leading to detached garage, with ample space for a variety of vehicles. Accessed via twin gates.

DETACHED GARAGE

18'0" x 13'1" (5.5 x 4.0)
Roller shutter door. Equipped with power and lights



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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