



12 Hightown Park, Newtownabbey, BT36 7TW

Offers Over £209,950

- Semi detached bungalow on spacious corner site
- Lounge with feature fireplace
- uPVC conservatory to rear
- Double glazing in uPVC frames
- Detached garage
- 3 Bedrooms (all with built in robes)
- Oak fitted kitchen open to casual dining area
- Wet room
- Gas fired central heating
- Generous garden to side in lawn & paved to rear

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Situated on a generous corner site, this attractive semi-detached bungalow offers well-presented accommodation ideal for a range of buyers. The property features three well-proportioned bedrooms, all benefiting from built-in robes, a bright lounge with a charming feature fireplace, and an oak fitted kitchen open to a casual dining area, creating a welcoming space for everyday living. To the rear, a uPVC conservatory provides an additional reception area overlooking the garden. A modern wet room, uPVC double glazing, and gas fired central heating ensure comfort and practicality throughout. Externally, the home enjoys a detached garage, a generous side garden laid in lawn, and a paved rear garden, offering excellent outdoor space for relaxing, entertaining, or gardening enthusiasts.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door, laminate wood flooring, access to roofspace, storage cupboard, plus separate shelved linen cupboard

Lounge

13'9 x 11'8

Marble fireplace and hearth, laminate wood flooring

Kitchen

17'3 x 9'1 or 11'9

Range of high and low level oak units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless steel double oven, gas hob, extractor fan, plumbed for washing machine, wall tiling, ceramic tiled flooring, open plan casual dining area with laminate wood flooring, downlighters, access to:

Conservatory

13'10 x 9'3

Ceramic tiled flooring, heat, light and power, French doors to:

Bedroom (1)

11'3 x 10'5

Including built in mirror slide robes

Bedroom (2)

11'4 x 8'5

Laminate wood flooring, plus built in robes

Bedroom (3)

9'5 x 9'1

Laminate wood flooring, plus built in robe

Wet Room

Walk in shower area with thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, mosaic tiled flooring, downlighters, extractor fan, chrome heated towel rail

Outside

Double entrance gates, front garden in lawn

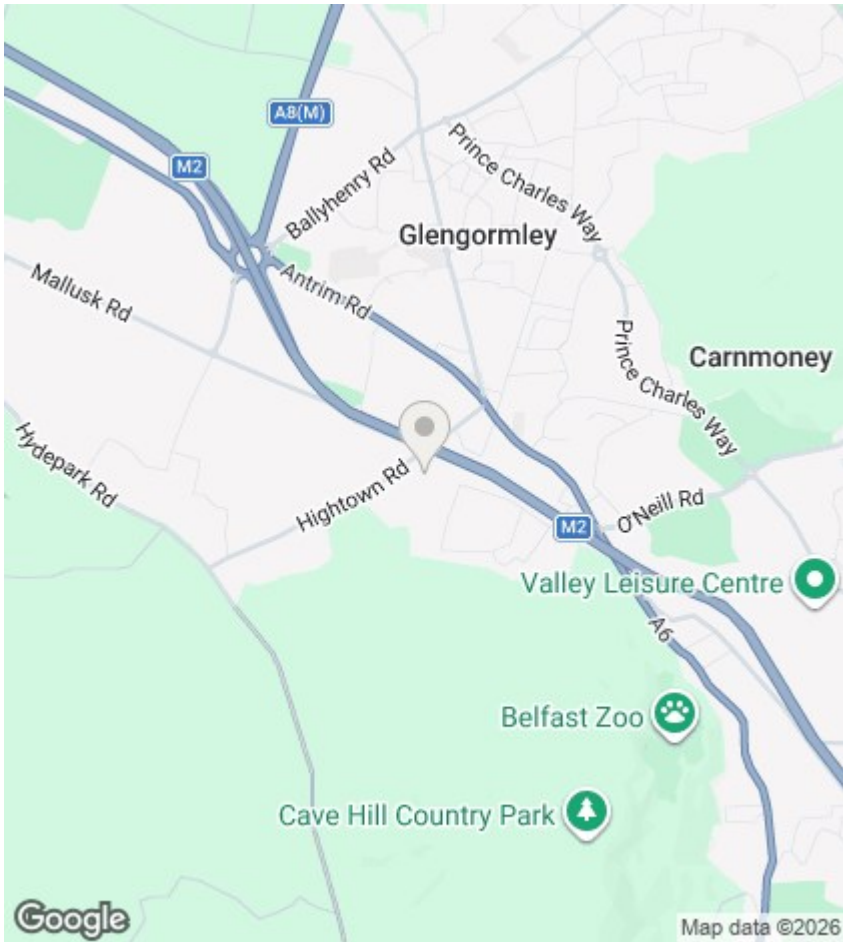
Garden to side in lawn with views of Cavehill, paved driveway

Paved garden to rear, outside light and tap, uPVC fascia and rainwater goods

Detached Garage

18'4 x 12'3

Up and over door, Worcester gas fired boiler, light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	