



22 Greenhill Gardens, Newtownabbey, County Antrim, BT36 6JJ

Offers Over £219,950

- Detached bungalow occupying extensive site
- Lounge
- Extended sun room with underfloor heating
- Garage
- Paved patio to rear/ extensive and meticulously maintained garden to side
- 2 Bedrooms
- Spacious kitchen/dining room
- Bathroom suite with separate shower unit
- Double glazing in uPVC frames/ Oil fired central heating
- Tarmacked driveways to front

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Occupying an extensive and beautifully maintained site, this attractive detached bungalow offers spacious, versatile accommodation with exceptional outdoor space. The property features two well-proportioned bedrooms, a comfortable lounge, and a generous kitchen/dining room, ideal for both everyday living and entertaining. An extended sun room with underfloor heating provides a bright and welcoming additional reception area, overlooking the stunning gardens. The bathroom is fitted with a modern suite and benefits from a separate shower unit for added convenience. Externally, the home boasts a garage, a separate driveway to the front, a paved patio to the rear, and extensive, meticulously maintained gardens to the side, offering excellent privacy and space to enjoy the outdoors. Further benefits include double glazing in uPVC frames and oil-fired central heating. Early viewing is highly recommended, as homes offering such generous external space are in high demand and rarely remain on the market for long.



Council Tax Band: Northern Ireland



Entrance Hall

Ceramic tiled flooring, built in storage cupboards, panelled ceiling, access to floored roofspace with Velux window

Lounge

14'6 x 12'0

Laminate wood flooring, electric fire, panelled ceiling

Kitchen/Dining Room

15'9 (at max) x 15'6

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, plumbed for washing machine, space for tumbler dryer, ceramic tiled flooring, built in oven, inlaid hob, extractor hood, built in fridge freezer, panelled ceiling, wall tiling

Modern Sunroom

13'3 x 12'4

Underfloor heating, ceramic tiled flooring, Velux window, French doors to rear, downlighters

Bedroom (1)

11'11 x 11'0

Built in slide robes, built in storage, laminate wood flooring

Bedroom (2)

13'8 (at max) x 8'5

Laminate wood flooring, hot press with insulated copper cylinder

Modern Bathroom

Panelled bath unit with mixer tap, shower unit with controlled shower, glazed shower screen, low flush W/C, vanity sink unit, chrome heated towel rail, panelled walls and ceiling, ceramic tiled flooring

Outside

Front: Double sided tarmacked driveway with space for multiple cars, in lawn, plants, hedges and shrubs

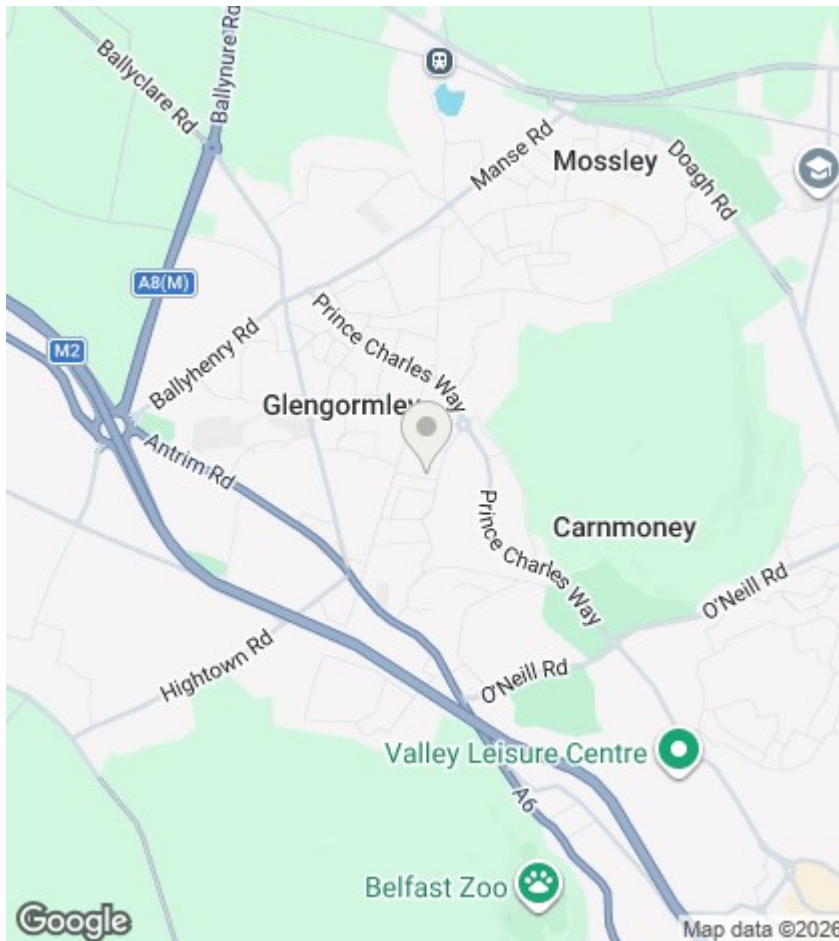
Side: Generous gardens to side, paved patio area, outside tap and light, plants, hedges and shrubs

Rear: Enclosed, paved patio area, plants, trees, hedges and shrubs

Garage

26'0 x 11'3

Roller doors



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

