



40 Cherrylands, Newtownabbey, BT36 6AU

Offers Over £164,950

- Immaculately presented modern semi detached bungalow in highly sought after cul de sac location
- Lounge
- Modern bathroom suite
- Generous and enclosed split level garden to rear
- Located close to excellent schools, shops and public transport facilities
- 2 Bedrooms
- Modern fitted kitchen
- Gas fired central heating (boiler installed 2025)/ Double glazing in uPVC frames
- Tarmacked driveway to front and side
- Ideal first time buy or downsizing opportunity

40 Cherrylands, Newtownabbey BT36 6AU

This immaculately presented modern semi detached bungalow occupies a highly sought-after cul-de-sac location and offers well appointed accommodation throughout. The property comprises two bedrooms, a welcoming lounge, feature modern kitchen and contemporary bathroom suite.

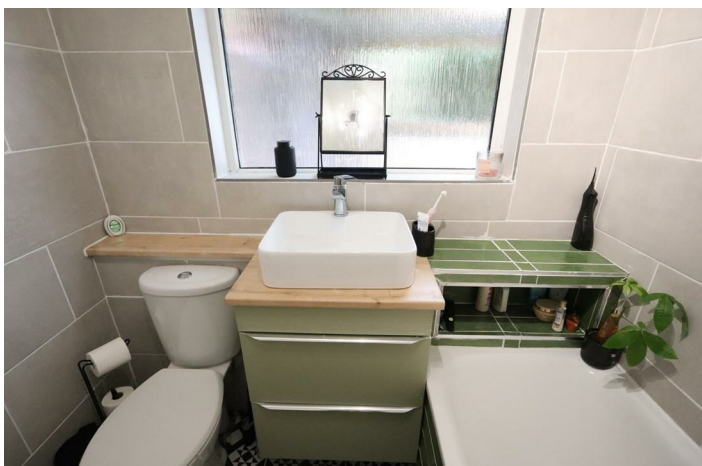
The property further benefits from gas fired central heating, with a new boiler installed in 2025, together with uPVC double-glazed windows. Externally, there is a generous and enclosed rear garden, ideal for outdoor entertaining and relaxation, while a tarmacked driveway provides convenient off street parking to the front.

Of particular interest to many purchasers will be the provisional plans for a conversion of the roof space to provide an additional bedroom and ensuite.

Ideally located close to a range of excellent schools, local shops and public transport facilities, this attractive bungalow is likely to appeal to a wide range of purchasers.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door, feature wall panelling, laminate wooden flooring, access to fully floored roof space with gas boiler (2025)

Lounge

14'7" x 11'7

Laminate wooden flooring

Modern Fitted Kitchen

9'8" x 7'0

Range of high and low level units, round edge worksurfaces, inlaid hob, built in oven, laminate wood flooring, space for fridge freezer, single drainer stainless steel sink unit with mixer taps, laminate wooden flooring, wall panelling, cornicing, uPVC back door

Bedroom (1)

10'9" x 9'7

Laminate wooden flooring

Bedroom (2)

8'0" x 7'9

Laminate wood flooring

Modern Bathroom

Modern bathroom, panelled bath unit with electric shower, feature rain water effect shower head, glazed shower screen, feature vanity sink unit, low flush W/C, wall tiling, chrome heated towel rail, panelled ceiling,

Outside

Front: Tarmacked driveway to front with space for multiple cars, in lawn, plants and shrubs

Side: Tarmacked driveway, shed with power
External storage shed - Plumbed for washing machine, space for tumbler dryer 13'8 x 9'10

Rear: Enclosed and generous garden to rear, paved patio area, plants, trees, hedges and shrubs

Disclaimer/ Additional Information

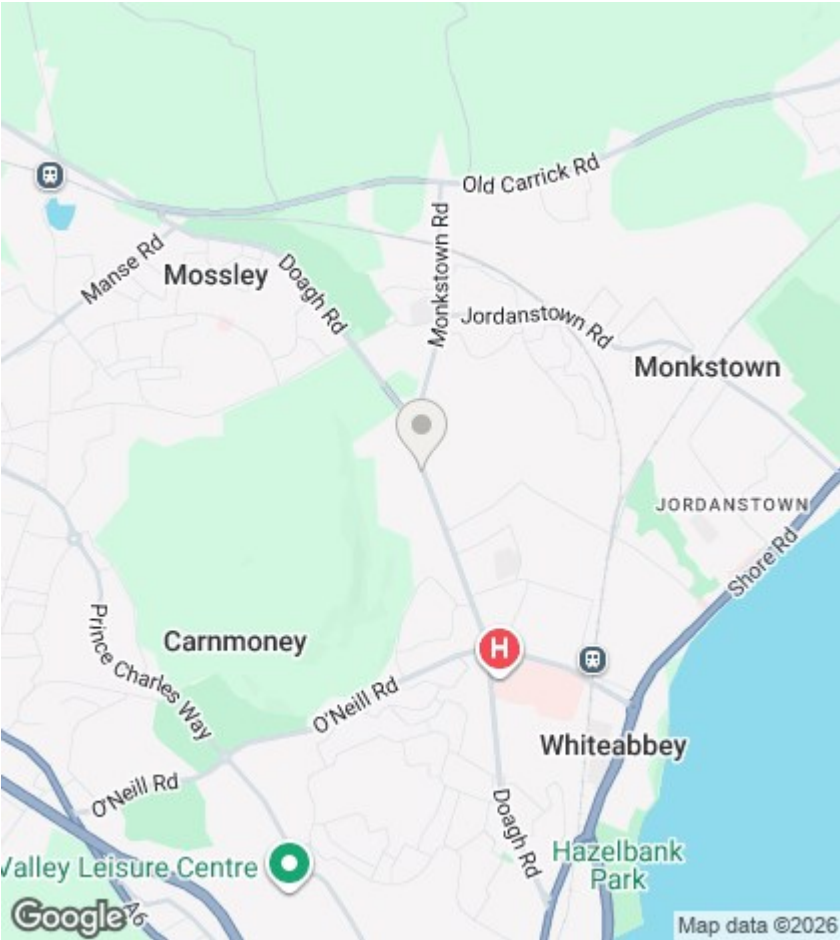
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to

represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC