



2 Burnthill Gardens, Newtownabbey, BT36 5HE

Offers Over £234,950

- Extended detached villa in highly regarded area
- 2 Reception rooms
- Gas fired central heating
- uPVC Fascia and rainwater goods
- Bathroom with modern white suite
- 4 Bedrooms (1 with ensuite shower room)
- Fitted kitchen with built in appliances
- Utility room & cloak room
- Double glazing in uPVC frames
- Car parking space

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This is a bright spacious detached villa which has been extended by the current owners to provide excellent family accommodation. The property is extremely well presented throughout and our client has spent endless time and money in creating an outstanding family home. We strongly recommend full internal inspection



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

Reception Hall

Ceramic tiled flooring

Lounge

16'8 x 11'0

Laminate wood flooring

Kitchen

17'4 x 9'9

Range of high and low level units, laminate worksurfaces, modern sink unit with mixer tap, double oven, hob unit, breakfast bar, extractor fan, ceramic tiled flooring, downlighters, fridge freezer, dishwasher

Family Room

15'6 x 15'4

Ceramic tiled flooring, downlighters, French doors to garden, storage with gas boiler

Utility Room

6'10 x 6'5

Built in units, ceramic tiled flooring, extractor fan

Cloaks

Low flush W/C, vanity unit, downlighters

First Floor

Landing

Access to roofspace, downlighters

Bedroom (1)

15'6 x 14'4

Laminate wood flooring, downlighters

Ensuite Shower Room

Low flush W/C, wall hung vanity unit, shower unit with controlled shower, overhead rain shower, luxury floor tiling, Velux window, downlighters, extractor fan

Bedroom (2)

14'0 x 8'10

Laminate wood flooring

Bedroom (3)

11'0 x 10'0

Laminate wood flooring

Bedroom (4)

9'2 x 8'1

Parquet flooring, two built in robes

Bathroom

Modern white suite, oval bath with mixer tap, telephone hand shower, vanity unit, low flush W/C, extractor fan, heated towel rail, Velux window, downlighters

Outside

Front in lawn

Side in lawn, extended paved patio area

Rear in lawn

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.

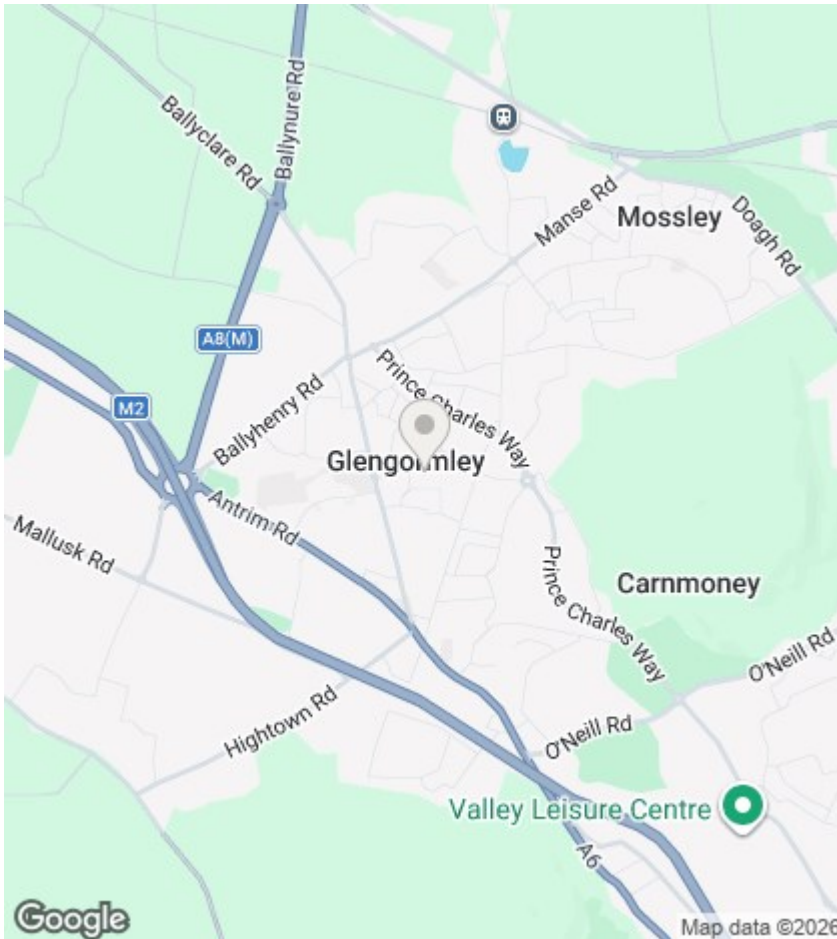
Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<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>

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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 	

