



4 Kiln Road, Newtownabbey, BT36 4SU

Offers Over £364,950

- Detached bungalow in popular residential area
- 2 Reception rooms
- Oil fired central heating
- Double glazing in hardwood frames
- uPVC fascia and rainwater goods
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen with casual dining area
- White bathroom suite
- Utility room/ Attached garage
- Large mature site

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A superb detached bungalow situated in a popular residential area, offering spacious accommodation both inside and out. Enjoying a large, mature site with established gardens, the property provides a wonderful combination of rural tranquillity and convenient accessibility. Located approximately 5 miles from Templepatrick and less than 2 miles from Sandyknowes Roundabout, there is excellent access to the motorway network and surrounding towns. The accommodation comprises three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, two reception rooms, and a modern fitted kitchen with casual dining area. Further benefits include a utility room, attached garage, oil-fired central heating, double glazing in hardwood frames, a white bathroom suite, and uPVC fascia and rainwater goods. Externally, the generous mature gardens provide excellent privacy and ample space for outdoor enjoyment, making this an ideal home for those seeking a peaceful rural setting without compromising on convenience.



Council Tax Band: Northern Ireland



RECEPTION PORCH

Quarry tiles, walk in cloak room

RECEPTION HALL

Solid wood flooring, access to roofspace

LOUNGE

19'6" x 17'7"

Bow window, feature fireplace with open fire, double doors to:

DINING ROOM

14'0" x 11'8"

Tilt and side door to garden

KITCHEN

13'7" x 10'4"

Modern fitted kitchen with range of high and low level units, granite worksurfaces, built in Bosch hob, built in Bosch double oven, built in fridge and freezer, built in dishwasher, tiling, ceramic tiled flooring, stainless steel extractor fan, stainless steel sink unit with mixer tap and vegetable sink with granite drainer.

Casual dining area, ceramic tiled flooring

UTILITY ROOM

6'10" x 6'9"

Range of units, plumbed for washing machine, ceramic tiled flooring, door to rear

BEDROOM (1)

10'5" (min) or 12'8 (max)x 10'4"

Built in robes

ENSUITE

Low flush W/C, pedestal wash hand basin, shower unit with electric shower, tiling, ceramic tiled flooring, access to roofspace

BEDROOM (2)

13'4" x 11'1"

Built in wardrobe, laminate wood flooring

BEDROOM (3)

12'4" x 11'8"

WHITE BATHROOM SUITE

Low flush W/C, pedestal wash hand basin with mixer tap and controlled shower, tiling, glazed shower screen, linen cupboard

OUTSIDE

Front in lawn, mature plants, trees, hedging and fencing

Side in extensive driveway, lawn, plants and shrubs

Rear in lawn, boiler house with oil fired boiler, paved patio area, mature plants and hedging

GARAGE

24'8 x 15'8 (at max)

Electric door

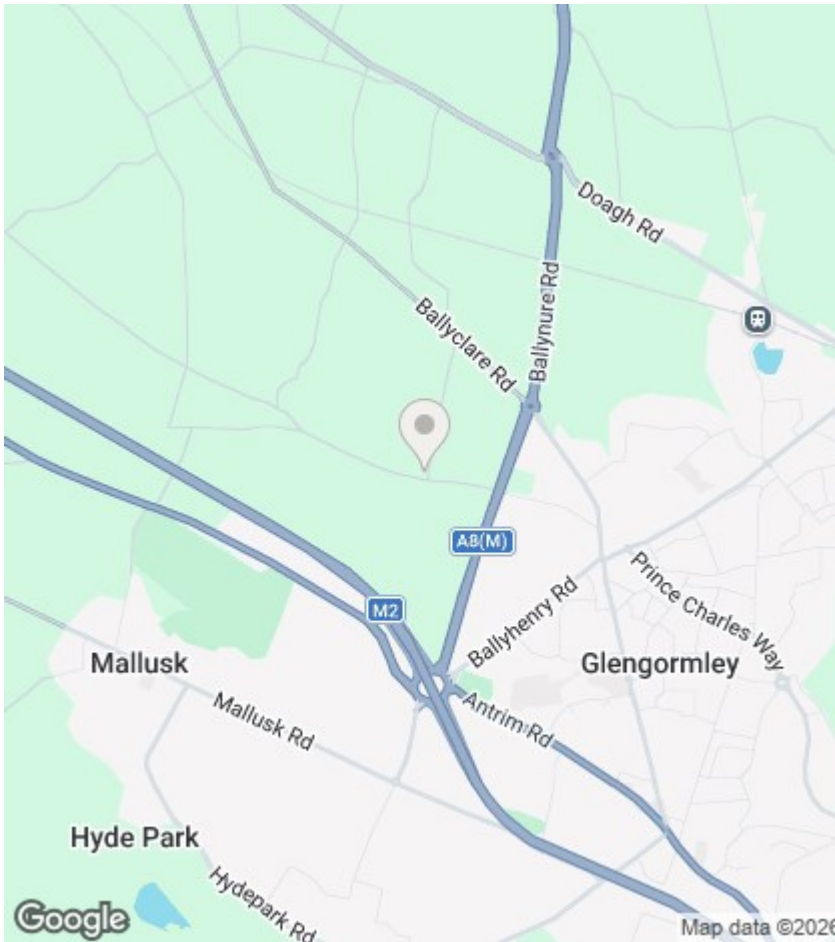
Disclaimer/ additional information

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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Ground Floor

