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44 Bernice Road, Newtownabbey, BT36 4QZ



PRICE Offers Over £364,950

Ideally positioned on an extensive mature site within a quiet cul-de-sac, just off the Bernice Road, Newtownabbey. This beautifully maintained detached bungalow enjoys a spacious, well planned living layout, with a spacious lounge, formal dining room, contemporary shaker style kitchen with casual dining, separate utility, furnished cloakroom, four piece family bathroom and 5 well proportioned bedrooms with ensuite off master. Externally the property further enjoys large well maintained gardens. A private driveway to front with ample space for a variety of vehicles and access to a detached garage with lights and power. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
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51 Main Street
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Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

- **Detached Family Bungalow**
- **Five Well Proportioned Bedrooms**
- **Two+ Receptions**
- **Contemporary Fitted Kitchen with Casual Dining**
- **Separate Utility Room**
- **Four Piece Family Bathroom Suite**
- **Ensuite Shower Room off Master**
- **Extensive Site with Well Maintained Gardens**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Highly Sought After Location**



ACCOMMODATION

OPEN ENCLOSED ENTRANCE PORCH

PVC double glazed front door with matching side screen into spacious well presented entrance hall with wood effect tiled floor. Storage cupboard. Large hot press cupboard.





SPACIOUS LOUNGE 21'11" x 13'1"

Attractive feature cast iron horseshoe fireplace with wooden surround and tiled hearth. Dual window aspect. Quality laminate flooring.





FORMAL DINING ROOM 10'11" x 10'2"
Quality laminate flooring. PVC Double glazed French doors to rear patio.



CONTEMPORARY KITCHEN WITH DINING ASPECT 18'0 x 13'10
Equipped with a comprehensive range of high and low level shaker style fitted units in an Ivory finish, with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with mixer tap. Integrated oven, separate four ring electric hob with stainless steel splashback and overhead extractor fan. Integrated dishwasher. Space for free standing American style fridge freezer. Fixed kitchen island with low base units for storage. Breakfast bar for casual dining. Tiled floor. Recessed downlighting. Space for casual dining.







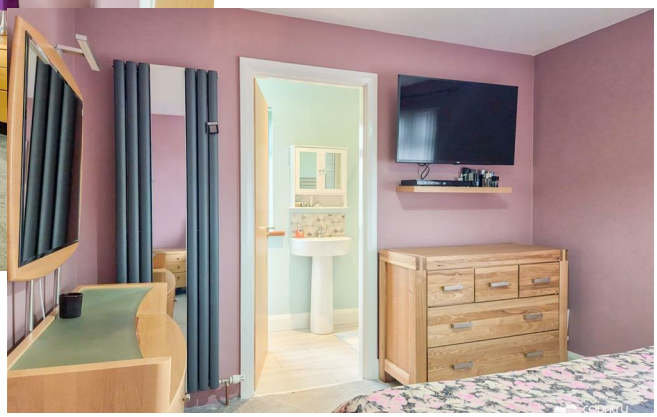
UTILITY ROOM 12'4" x 7'4"

Equipped with high and low level shaker style fitted units in an Ivory finish with contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear.

FURNISHED CLOAKROOM

Comprising vanity unit with top mounted wash hand basin and monobloc tap, and a button flush WC. Tiled floor. Part tiled walls.





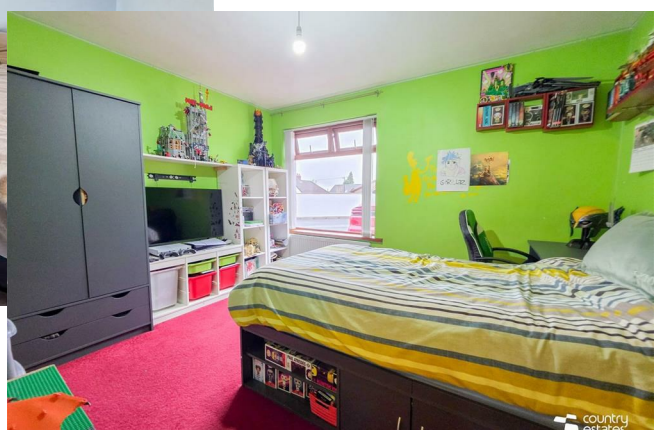
REAR HALL

BEDROOM 1 12'4" x 10'4"

ENSUITE SHOWER ROOM

Comprising large fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with tiled splashback and a button flush WC. Recessed down lighting. Chrome towel radiator. Tiled floor.





BEDROOM 2 10'9" x 10'9"

BEDROOM 3 12'0" x 10'4"





BEDROOM 4 8'1" x 7'5"
Presently used as dressing room.

BEDROOM 5 8'10" x 7'5"
Presently used as home office.





FOUR PIECE FAMILY BATHROOM

Comprising free standing double ended bath with telephone hand shower attachment, large fully tiled shower cubicle with thermostatically controlled shower unit, wall mounted vanity unit with wash hand basin and a button flush WC. Tiled floor. Tiled walls. Chrome towel Radiator. Recessed down lighting.





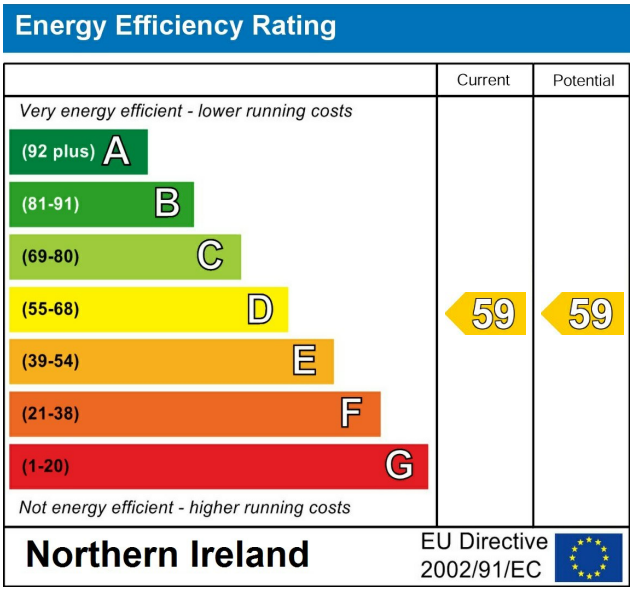
OUTSIDE

Large private driveway to front and side with access to matching detached garage. Ample space for a variety of vehicles. Large well maintained lawn to front.
Extensive, private enclosed garden to rear, laid in lawn with paved patio area and walkways.

DETACHED GARAGE 21'6" x 13'6"

Roller shutter door. Equipped with lights and power.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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