info@country-estates.com www.country-estates.com

435 Antrim Road, Newtownabbey, BT36 5EE









- **Well Presented Semi-Detached Family Home**
- **Three Well Proportioned Bedrooms**
- **Two Receptions**
- **Modern Shaker Style Kitchen with Dining Aspect**
- **First Floor Bathroom Suite with Separate WC**
- **Ground Floor Furnished Cloakroom**
- **Extensive Mature Site/Large Driveway to Front**
- **PVC Double Glazing/Oil Fired Central Heating**
- **Floored and Sheeted Roof Space with Velux Windows**
- **Highly Popular Convenient Location**

PRICE Offers Over £219,950

Position in a popular convenient location, central to a host of local amenities and within walking distance to shops, public transport links and schools. This attractive extended 3 bedroom semi detached home is a perfect property for first time buyers and young families but will ideally suit a wide range of buyer. Internally, the property enjoys two receptions, a modern shaker style fitted kitchen with dining aspect, furnished cloakroom, modern first floor bathroom suite and a floored roof space with Velux windows. The property further benefits from PVC double glazing and oil fired central heating. Externally, this home is positioned an an extensive site. There is a large private pebbled driveway to front and side for off street parking and an extensive private enclosed garden to rear with a matching detached garage. Early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR
PVC front door with double glazed leaded glass insets into spacious well presented entrance hall. Quality laminate flooring. Under stairs storage cupboard with plumbing for washing machine.

LOUNGE
10'9" x 11'1" (3.3 x 3.4)
Quality laminate flooring.

FURNISHED CLOAKROOM
Comprising wash hand basin with vanity unit and a button flush WC. Tiled floor. Tiled walls.

FAMILY ROOM
12'5" x 11'1" (3.8 x 3.4)
Attractive feature fireplace on a tiled hearth and matching surround with a wooden mantle. Quality laminate flooring.





MODERN KITCHEN WITH CASUAL DINING ASPECT
19'0" x 7'2" (5.8 x 2.2)
Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; cooker, separate four ring electric hob, overhead extractor fan housed in stainless steel canopy, dishwasher, microwave and fridge/freezer. Glass display cabinets. Part tiled walls. Tiled floor. Ample space for dining. Recessed down lighting. PVC Double glazed door to rear gardens.

FIRST FLOOR
Shelved storage cupboard. Stairs to floored roofspace.

BEDROOM 1
11'1" x 10'5" (3.4 x 3.2)
Quality laminate flooring. Built in storage cupboard.

BEDROOM 2
10'11" x 10'2" (3.34 x 3.10)
Quality laminate flooring. Built in storage cupboard.





BEDROOM 3
10'5" x 5'2" (3.2 x 1.6)
Quality laminate flooring. Built in storage cupboard.

MODERN BATHROOM SUITE
Comprising panel bath with fixed shower screen and electric shower unit over bath and a wash hand basin with vanity unit. Tiled floor. Tiled walls. Separate low flush WC.

FLOORED ROOFSPACE
12'1" x 10'5" (3.7 x 3.2)
Quality laminate flooring. Velux windows. Built in storage to eaves. Perfect storage facility or suitable for home office / play room.




OUTSIDE
Positioned an a prime extensive site.
Enjoying a large private pebbled driveway to front and side with ample space for a variety of vehicles, leading to detached garage. Neat well maintained lawn to front. Screened by hedgerow and stocked with trees and shrubs.
Private enclosed extensive garden to rear, laid in lawn with paved walkway and raised patio area. Screened by perimeter hedgerow and mature trees. Outside tap.

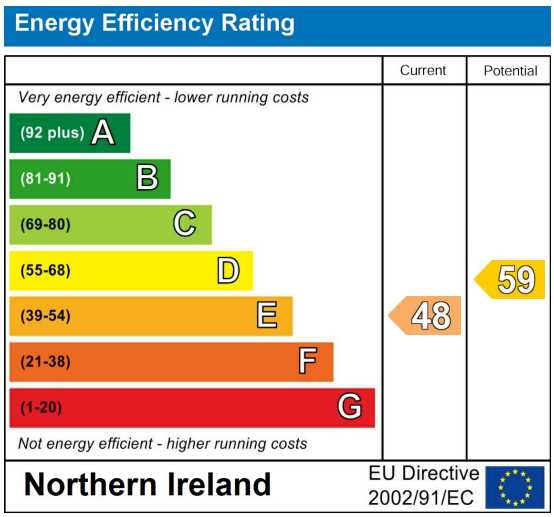
MATCHING DETACHED GARAGE
20'11" x 9'10" (6.38m x 3.00m)
With double doors. Equipped with lights and power.




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

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme