



## 48 Hollybrook Manor, Newtownabbey, BT36 7XR

Offers Over £285,000

- Detached villa in popular residential location
- 2 Separate reception rooms plus conservatory
- Ground floor W/C and separate utility room
- Double glazing (installed July 2024 / 10 year guarantee)
- Integral garage
- 4 Bedroom (master with ensuite shower room)
- Fitted kitchen with casual dining area
- First floor family bathroom
- Gas fired central heating
- Gardens to front and rear

# 48 Hollybrook Manor, Newtownabbey BT36 7XR

This impressive detached villa occupies a popular residential location and offers spacious, versatile accommodation ideal for modern family living. The property features four well-proportioned bedrooms, with the master bedroom benefiting from its own ensuite shower room. There are two separate reception rooms, providing excellent flexibility for both family life and entertaining, together with a bright conservatory overlooking the garden. The fitted kitchen includes a useful casual dining area, while the ground floor also benefits from a convenient WC and separate utility room. To the first floor is a family bathroom. Further features include double glazing, gas-fired central heating and an integral garage. Externally, the property enjoys gardens to both the front and rear, providing attractive outdoor space.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

uPVC front door, understairs storage

### Cloaks

Low flush W/C, pedestal wash hand basin

### Lounge

17'2 x 11'10

Laminate wood flooring, marble fireplace with mahogany surround, dado rail

### Dining/Family Room

10'11 x 10'4

Laminate wood flooring

### Kitchen

17'2 x 9'10

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, built in double oven, integrated dishwasher, integrated fridge and freezer, stainless steel extractor fan and canopy, wall tiling, breakfast bar, casual dining area with French doors to:

### Conservatory

12'3 x 8'11

Heat and power, ceramic tiled flooring, access to garden

### Utility Room

7'2 x 5'9

## First Floor

### Feature Gallery Style Landing

Access to roofspace, hot press with insulated copper cylinder

### Bedroom (1)

13'0 x 10'0

Including built in slide robes

### Bedroom (2)

12'0 x 9'11

### Bedroom (3)

10'1 x 7'10

### Bedroom (4)

8'7 x 6'10

### Bathroom

White suite comprising corner tiled bath, Mira electric shower, low flush W/C, pedestal wash hand basin,

wall tiling, ceramic tiled flooring, downlighters, extractor fan

## Outside

Open plan lawn to front

Garden to rear in lawn

## Integral Garage

16'9 x 9'2

Up and over door, gas fired boiler

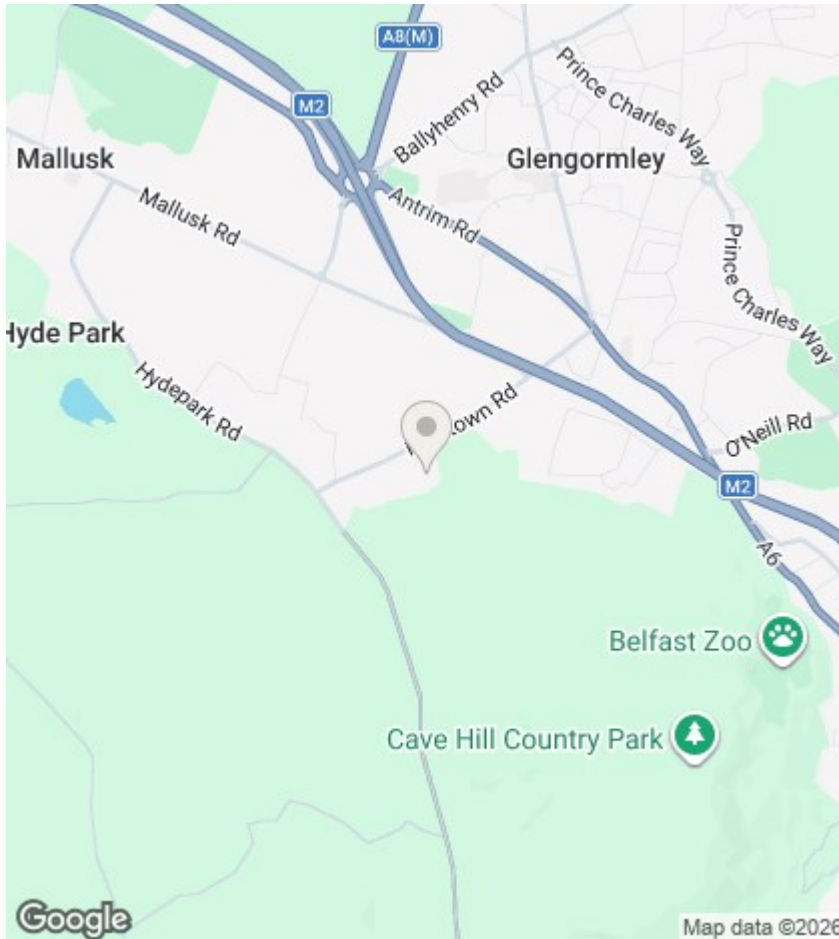
## Disclaimer/ Additional Information

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:

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

