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

16 Birch Green, Newtownabbey, BT36 5GT









- **Impressive Detached Chalet Bungalow**
- **3+ Well Proportioned Bedrooms**
- **3+ Receptions**
- **Modern Luxury Open Plan Kitchen/Living/Dining**
- **PVC Double Glazed Sun Room**
- **Contemporary Ground Floor Bathroom Suite**
- **Modern First Floor Shower Room**
- **PVC Double Glazing/Gas Central Heating**
- **Beautifully Presented Throughout**
- **Popular Convenient Location**

PRICE Offers Over £279,950

Situated within a popular established development just off Ballyhenry Road, Newtownabbey. This immaculately presented chalet Bungalow enjoys a well planned, flexible living layout. Accommodation comprises a spacious lounge, open plan kitchen/living/dining area, with a superb PVC double glazed sun lounge, four well proportioned bedrooms, ground floor contemporary bathroom suite and a first floor shower room. Externally, the property enjoys a large driveway to side, a neat well maintained private garden to rear and an integral garage with utility space. Ideally suited to a wide variety of purchaser, an early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

PVC Double glazed front door with leaded glass inset and matching side screens into:

SPACIOUS WELL PRESENTED ENTRANCE HALL
With quality laminate flooring.

LOUNGE 15'8" x 12'7"
Feature open fire place with granite mantle and tiled hearth/surround. Picture style window. Quality laminate strip flooring.

FAMILY ROOM/ BEDROOM 4 8'10" x 8'10"
Presently used as dining room. Laminate strip flooring.




MODERN OPEN PLAN KITCHEN/ LIVING/ DINING 28'2" x 9'10"
Modern Luxury shaker style fitted kitchen (11'8 x 9.8) equipped with a comprehensive range of high and low level fitted units and contrasting butcher block effect work surfaces. Single drainer composite sink unit with hand spray mixer tap. Boasting a range of integrated appliances to include; Oven with separate 4 ring electric hob and overhead extractor fan housed in stainless steel canopy, full height Fridge and freezer. Integrated dishwasher. Breakfast bar style return. Part tiled walls in metro brick. Laminate strip flooring. PVC double glazed sliding door into Sun Lounge. Open into:

LIVING SPACE 15'7" x 9'8"
Attractive feature cast iron multi fuel stove. Hard wood service door leading into garage.




SUN LOUNGE 11'5" x 10'2"
PVC double glazed. Tiled floor. Recessed down-lighting. PVC double glazed French doors into rear garden.

MODERN CONTEMPORARY BATHROOM
Comprising button flush WC, vanity unit wash hand basin with monobloc tap. "P-shape" panel bath with shower screen and thermostatically controlled shower over. PVC panelled walls. PVC panelled ceiling with recessed lighting. Tiled floor. Chrome towel radiator.





FIRST FLOOR

Access to large shelved storage cupboard.

BEDROOM 1 16'7" x 8'10"

At widest points. Dual window aspect. Laminate strip flooring.

BEDROOM 2 12'5" x 8'10"

At widest points. Dual velux windows. Quality laminate strip flooring.





BEDROOM 3 8'10" x 8'6"

At widest points. Quality laminate strip flooring.

MODERN CONTEMPORARY SHOWER ROOM

Comprising button flush WC, vanity unit wash hand basin with monobloc tap and quadrant shower enclosure with electric shower unit. PVC panelled walls. PVC panelled ceiling with recessed down-lighting. Laminate strip flooring. Chrome towel radiator.





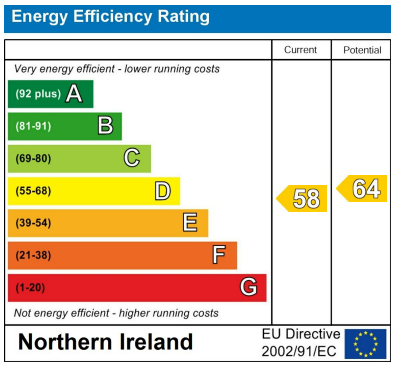
GARAGE
Partitioned into storage space and utility. Power and lighting.

UTILITY 13'9" x 9'2"
Fitted with low level units and contrasting work surfaces. Plumbed for washing machine. Vented for tumble dryer.

OUTSIDE
Neat well maintained garden to front lead in part lawn. Tarmac driveway to front and side leading to attached garage. Ample space for a variety of vehicles.
Neat well maintained garden to rear laid in part recently sown lawn with paved patio areas, perfect for family barbeques.
Summer house/Large storage shed.







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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