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

9 Manse Road, Newtownabbey, BT36 6RN









- **Attractive Detached Bungalow**
- **3/4 Bedrooms**
- **2/1 Receptions**
- **Prime Private Corner Site**
- **Popular Established Residential Location**
- **Modern Walnut Effect Fitted Kitchen**
- **1980s Four Piece Bathroom**
- **Integral Garage With Parking Forecourt**
- **Hardwood Double Glazing/ PVC Fasicas And Sofits**
- **Oil Fired Central Heating**

PRICE Offers Over £219,950

Positioned on a private prime corner site within a popular established residential location. This well presented detached bungalow benefits from a flexible living layout of 3 or 4 bedrooms, 2 or 1 receptions, modern fitted kitchen and a 1980s four piece family bathroom. Externally, the property enjoys private enclosed gardens and an integral garage with parking forecourt.
The property will interest buyers searching for one-level living and is a great example of mid-century modern. Attractively priced, so an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

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

ACCOMMODATION

Hardwood front door into:-

PART TILED ENTRANCE HALL

Storage/ cloak cupboard. Separate shelved hot press. Dado rail.

LOUNGE 18'8" x 11'9"

Dual window aspect. Twin French doors with matching full height side screens opening out onto patio and private rear garden. Picture-style window to front. Attractive marble open fireplace with matching hearth. Dual wall light facility.





MODERN FITTED KITCHEN 11'6" x 11'3"

Equipped with the comprehensive range of high and low level walnut effect fitted units with contrasting granite work surfaces and upstands. Inlaid stainless steel Franke sink unit with mixer tap. Integrated SMEG eye level ovens and separate Bosch 4-ring hob with overhead extractor fan housed in stainless steel canopy. Stainless steel splashback. Integrated dishwasher. Fitted high level glazed cabinets with matching fitted under counter units. Recess for freestanding fridge freezer. External glazed door to rear garden.

DINING ROOM 13'3 x 12'3"

(Suitable for bedroom 4 if required) Attractive tiled fireplace with matching hearth. Feature wooden panelled accent wall. Dual wall light facility. Picture style window. Feature contoured glazed side screens and matching glazed door.





BEDROOM 1 11'9" x 11'3"

Fitted with a bespoke range of built-in bedroom furniture including full-height wardrobes, matching fixed drawers and bedside cabinets

BEDROOM 2 11'6" x 11'3"





BEDROOM 3 11'7" x 7'3"
At widest points. Built in single wardrobe.

FOUR PIECE FAMILY BATHROOM
Comprising pedestal wash hand basin, low-flush w.c, semi sunken bath with shower attachment and separate shower cubicle. Tiled floor. Fully tiled walls.



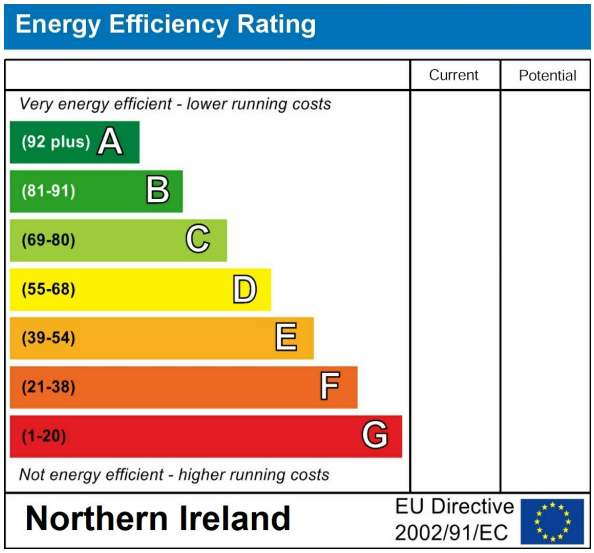


OUTSIDE
Prime, mature corner site, screened by perimeter well kept conifer hedging. Gardens to front, side, and rear, laid in lawn, part paved patio and walkway.

INTEGRAL GARAGE 17'9 x 8'8
With electric up and over door. Power and light. Oil fired central heating boiler.







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

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