

## 18 Blackthorn Road, Newtownabbey, BT37 0GH



- Impressive Detached Family Villa
- 4 Bedrooms
- 2 Receptions
- Modern Shaker Style Fitted Kitchen
- Family Bathroom Suite
- Master with Ensuite Shower Room
- Ground Floor Furnished Cloakroom
- Integral Garage with Power and Lights
- Extensive Corner Site
- Highly Sought After Residential Location

### PRICE Offers Over £279,950

*Positioned within the highly regarded established Brambles Development. This beautifully presented detached family home is perfect for the young family searching for a modern home at a realistic price. This home enjoys a well planned living layout with 4 well proportioned bedrooms, spacious lounge, family room, modern shaker style fitted kitchen, family bathroom suite, deluxe en suite shower room and furnished cloakroom. Externally the property enjoys an extensive corner plot with gardens in lawn to front and a block paved driveway for off-street parking. And a private enclosed garden to rear. With a high level of interest anticipated an 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

Double Glazed composite front door into spacious well presented entrance hall with quality laminate flooring. Understairs storage cupboard.

### SPACIOUS LOUNGE

16'8" x 15'5" into bay window (5.1 x 4.7 into bay window)

Attractive feature granite fireplace with cast iron stove and tiled hearth. Quality laminate flooring.

### FAMILY ROOM

14'5" x 10'2" (4.4 x 3.1)

Quality laminate flooring. Dual window aspect.

### FURNISHED CLOAKROOM

Comprising button flush WC and vanity unit with monobloc tap. Part tiled walls. Tiled floor.

### MODERN FITTED KITCHEN WITH DINING ASPECT

14'1" x 11'5" (4.3 x 3.5)

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with mixer tap. Boasting a range of integrated appliances to include; Oven, separate five ring induction hob, overhead extractor fan housed in stainless steel canopy with a glass hood, dishwasher, under counter fridge and freezer. Service door into garage.

### FIRST FLOOR

Access to Roof space. Shelved hot press cupboard.

### BEDROOM 1

13'5" x 11'9" (4.1 x 3.6)

### DELUXE ENSUITE SHOWER ROOM

Comprising PVC panelled shower cubicle with electric shower unit, vanity unit with monobloc tap and a button flush WC. Tiled walls and tiled flooring.

### BEDROOM 2

13'1" x 9'10" at max (4.0 x 3.0 at max)

### BEDROOM 3

12'9" x 8'2" (3.9 x 2.5)

### BEDROOM 4

12'9" x 6'10" (3.9 x 2.1)

Quality laminate flooring.

### FAMILY BATHROOM SUITE

Comprising P-shaped panel bath with glazed shower screen and electric shower over bath, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor.

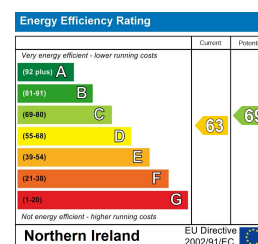
### OUTSIDE

Positioned on a prime corner site. Neat well maintained gardens to front and side, laid in lawn and screened by perimeter hedgerow. Block paved driveway to front, leading to integral garage. Ample space for a variety of vehicles. Private enclosed garden to rear, laid in lawn and screened by perimeter fence. Paved walkways.

### INTEGRAL GARAGE

20'4" x 9'6" (6.2 x 2.9)

Power and lights. Up and over door. PVC Double glazed door to rear garden.



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



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.