



## 44 Collinbridge Park Antrim Road, Newtownabbey, BT36 7SY

**Offers Over  
£279,950**

We are delighted to offer for sale this spacious and well presented detached bungalow which is located in a very popular residential area just off the Antrim Road, Glengormley and will ideally suit the growing family.

Inside the accommodation comprises; entrance hall with wood laminate flooring, lounge with feature hole in wall style fireplace with limestone surround and double glass panelled doors to a modern fitted kitchen / diner with built in oven & hob and access to side.

There are also 5 bedrooms master with ensuite and a separate luxury family bathroom with white suite and shower / wet area.

Other benefits include PVC double glazing, gas heating and wheel chair accessibility at rear.

Outside there is a driveway leading to an attached garage, gardens to front and side in lawn and a paved garden to rear.

Early viewing recommended !!

# 44 Collinbridge Park

## Antrim Road, Newtownabbey, BT36 7SY



- Detached Bungalow
- Luxury Kitchen / Diner
- Attached Garage
- 5 Bedrooms Master Ensuite
- Luxury White Bathroom
- Popular Location
- Large Lounge
- PVC Double Glazing / Gas

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Composite double glazed front door, wood laminate flooring, modern vertical radiator, cloaks cupboard

#### LOUNGE

18'9" x 14'11" (5.72m" x 4.55m")  
Feature hole in walls style fireplace with stove, limestone surround, wood laminate flooring, two radiators, double glass panelled doors to kitchen / diner

#### FAMILY ROOM / BEDROOM 4

10'3" x 10'2" (3.12m" x 3.10m")  
Wood laminate flooring, radiator

#### KITCHEN / DINER

19'10" x 15'5" at widest (6.05m" x 4.70m" at widest )  
Modern range of high and low level units, quartz worktop, basin 1/2 inlayed sink unit, built in double oven, ceramic hob, stainless steel extractor fan, stainless steel microwave, integrated fridge / freezer and dishwasher, tiled floor, radiator, pvc double glazed back door, modern vertical radiator

#### BEDROOM 1

12'5" x 10'0" (3.78m" x 3.05m")  
Built in wardrobe, radiator

#### ENSUITE

Luxury white suite comprising panelled shower bath, overhead drencher, screen, floating vanity unit, low flush wc, fully tiled walls, tiled floor, modern vertical radiator

#### BEDROOM 2

12'5" x 9'3" (3.78m" x 2.82m")  
Radiator, wood laminate flooring

#### BEDROOM 3

12'7" x 10'3" (3.84m" x 3.12m" )  
Radiator, wood laminate flooring

#### BEDROOM 5

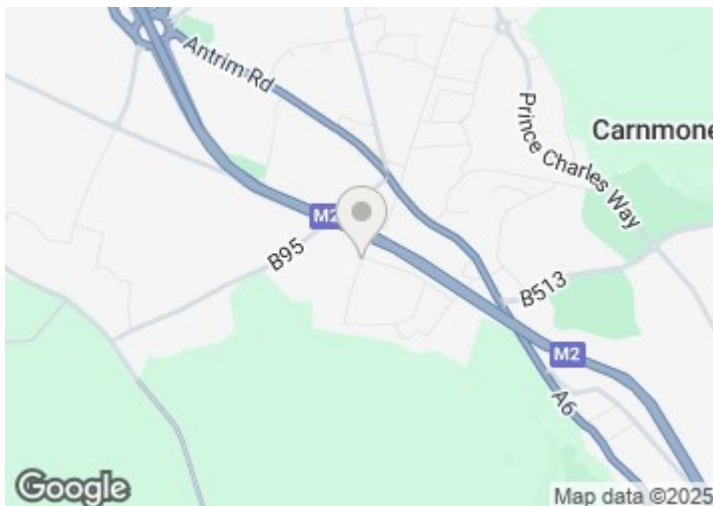
9'0" x 6'5" (2.74m" x 1.96m")  
Wood laminate flooring, radiator

#### BATHROOM / WETROOM

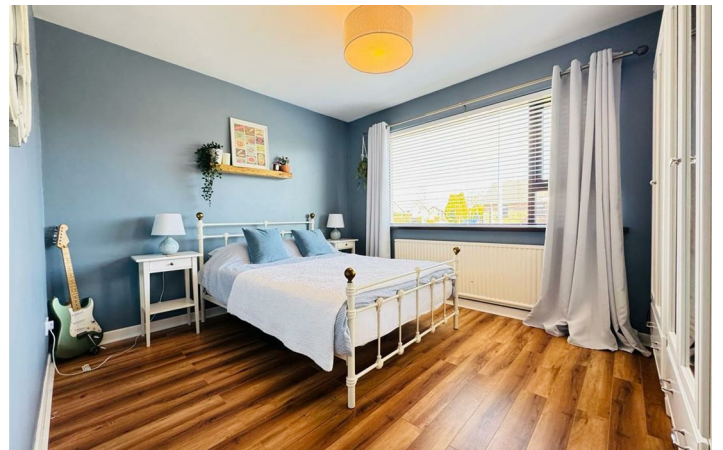
Luxury white suite comprising panelled bath with shower attachment, floating vanity unit, enclosed cistern wc, fully tiled walls and floor, shower area with Triton shower

#### OUTSIDE

Garden to front in lawn  
Garden to side in lawn  
Pebbled garden to rear



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>	66	71
(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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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