

## 5 The Beeches, Newtownabbey, BT36 7DL



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- One Reception
- Modern Fitted Kitchen/Dining Area
- Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Separate Utility Room
- PVC Double Glazed/Gas Fired Central Heating
- Highly Popular Convenient Location
- Perfect Opportunity for The Young Family

### PRICE Offers Over £199,950

*Positioned within a highly popular, convenient development just off Hightown Road, this well presented semi-detached home offers perfect accommodation for the first time buyer or young family. Enjoying a well planned living layout with spacious lounge, modern fitted shaker style kitchen, separate utility, furnished cloakroom, three well proportioned bedrooms and four piece family bathroom suite. Externally the property benefits from private parking to side and a private enclosed garden to rear, laid in lawn. An early viewing is highly recommended.*



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

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

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

## ACCOMMODATION

### GROUND FLOOR

Double glazed front door and matching side screens into spacious entrance hall with tiled floor.

### LOUNGE

15'1" x 11'1" (4.6 x 3.4)

Attractive feature cast iron horseshoe fireplace with wooden mantel and tiled hearth. Bay window. Hardwood french doors into:

### MODERN FITTED KITCHEN

12'5" x 11'9" (3.8 x 3.6)

Equipped with a comprehensive range of high and low level shaker style units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with separate four ring gas hob. Over head extractor fan housed in matching canopy. Plumbed for dish washer. Space for free standing fridge freezer. Glass display cabinet. Part tiled walls. Tiled floor. Recessed Down lighting. PVC double glazed French doors to rear.

### MATCHING UTILITY

Equipped with high and low shaker style units and contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Space for free standing tumble dryer. PVC double glazed door to rear.

### FURNISHED CLOAKROOM

Comprising button flush WC and pedestal wash hand basin with tiled splash back. Tiled floor.

### FIRST FLOOR

Access to roof space. Shelved storage cupboard.

### BEDROOM 1

12'9" x 10'2" at max (3.9 x 3.1 at max)

### DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with electric shower unit. Pedestal wash hand basin and a low flush WC. Tiled floor. Recessed down lighting.

### BEDROOM 2

11'1" x 10'5" (3.4 x 3.2 )

Built in storage cupboards.

### BEDROOM 3

7'10" x 7'2" (2.4 x 2.2)

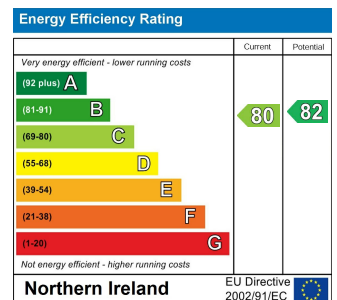
### CONTEMPORARY FOUR PIECE FAMILY BATHROOM

Comprising double ended panel bath with hand shower attachment and tiled splash back, fully tiled shower cubicle with electric shower unit. Pedestal wash hand basin with tiled splash back, and a low flush WC. Tiled floor. Recessed down lighting.

### OUTSIDE

Neat well maintained pebbled garden to front with paved walkways to front door. Private driveway to side for off-street parking with ample space for a variety of vehicles.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved patio area.



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



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