

4 SANDYHOLME WAY

Antrim Road
Newtownabbey BT36

- Detached Villa
- 3 Bedrooms Master Ensuite
- 2 Reception Rooms
- Modern Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing / Oil
- Carport & Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Offers Around £259,950

4 Sandyholme Way

Antrim Road, Newtownabbey, BT36 5BH



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled herringbone style flooring, radiator

LOUNGE

15'0" x 11'10" (4.57m" x 3.61m")
Hole in wall style fireplace with stove, tiled herringbone style flooring, radiator

FAMILY ROOM

10'10" x 10'9" (3.30m" x 3.28m")
Feature inset bio fuel fire, tiled herringbone style flooring, radiator

KITCHEN / DINER

24'2" x 8'10" (7.37m" x 2.69m')
Modern range of white high gloss high and low level units, granite worktop, basin 1/2 inlay sink unit, built in stainless steel double oven, ceramic hob, stainless steel extractor fan, integrated fridge, freezer, washing

machine and dishwasher, tiled herringbone style flooring, pvc double glazed back door, pvc double glazed double doors to rear, modern vertical radiator, breakfast bar

FIRST FLOOR

LANDING

Hotpress

BEDROOM 1

11'10" x 11'0" (3.61m" x 3.35m")
Radiator

ENSUITE

Shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

BEDROOM 2

11'11" x 10'9" (3.63m" x 3.28m")
Radiator

BEDROOM 3

11'11" x 8'10" (3.63m" x 2.69m")
Radiator

BATHROOM

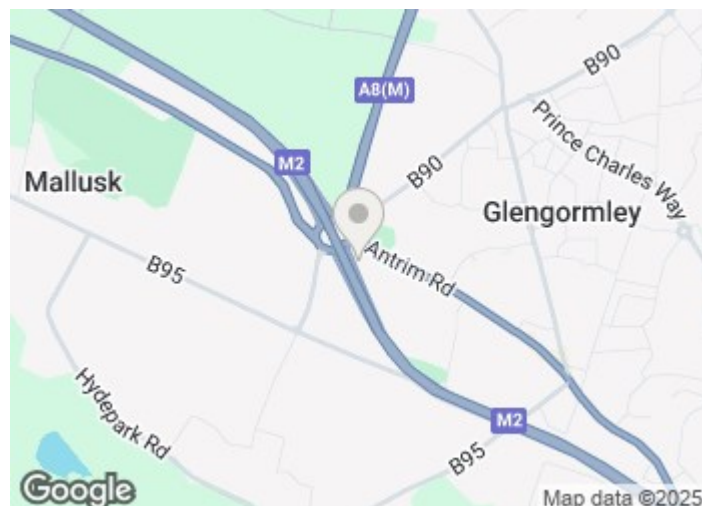
Modern white suite comprising free standing bath, shower attachment, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

ROOFSPACE

23'6" x 10'9" at widest (7.16m" x 3.28m" at widest)
Floored and sheeted, light & power, two velux window, radiator

OUTSIDE

Part shared laneway with access for two houses
Tarmac driveway for ample parking
Leading to carport and timber shed
Concrete area to side
Garden to rear in lawn with paved patio area



Directions



Floor Plan

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