

## 266 Doagh Road, Newtownabbey, BT36 6BB



### PRICE Offers Over £249,950

*Ideally located on the Doagh Road, Newtownabbey, within close proximity to local schools, shops and public transport links, this deceptively spacious chalet bungalow has been extended to incorporate five well proportioned double bedrooms, two reception rooms, an open plan kitchen/living/dining area with a modern fitted kitchen, ground floor shower room, and three ensembles. The property further benefits from a self contained annexe, with a fitted kitchen, shower room, lounge and bedroom. Offering a modern flexible living layout, this home will ideally suit a wide range of purchaser. An early viewing is highly recommended.*

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- **Impressive Detached Extended Family Home**
- **Four / Five Bedrooms**
- **Two / Three Receptions**
- **Open Plan Kitchen/Living Dining Area**
- **Self Contained Annexe**
- **Ground Floor Modern Shower Room**
- **Integral Garage**
- **PVC Double Glazing/Gas Fired Central Heating**
- **Private Enclosed Gardens to Rear**
- **Popular Convenient Location**





## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass side screens into spacious entrance hall. Built in storage cupboard.

### SPACIOUS LOUNGE 18'0" x 11'5" into bay window

### BEDROOM 14'1" x 10'2" into bay window

Built in two bay mirrored slide robes.

### DELUXE ENSUITE BATHROOM

Comprising panel bath with thermostatically controlled shower over bath, vanity unit with monobloc tap and a button flush WC. Tiled floor. PVC panelled walls. Recessed downlighting.



### FAMILY ROOM/BEDROOM 15'5" x 11'9" at max

Walk in wardrobe/storage space. PVC double glazed sliding to rear patio.

### GROUND FLOOR SHOWER ROOM 8'10" x 5'10"

Comprising walk in shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity unit with monobloc tap and tiled splashback, and a low flush WC. Part tiled walls. Chrome towel radiator.



## OPEN PLAN KITCHEN/LIVING/DINING AREA

Equipped with a comprehensive range of high and low level modern fitted units and contrasting work surfaces. Fitted kitchen island base units for storage and an inset one and a half bowl composite sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include eye-level oven and microwave, separate four ring hob with overhead extractor fan housed in stainless steel canopy with glass hood, dishwasher and fridge freezer. Breakfast bar style return for casual dining. PVC double glazed sliding door to rear patio. Recessed down lighting.



**PRS** Property Redress Scheme

## FIRST FLOOR

Landing with access to eaves storage.

### BEDROOM 12'9" x 12'9"

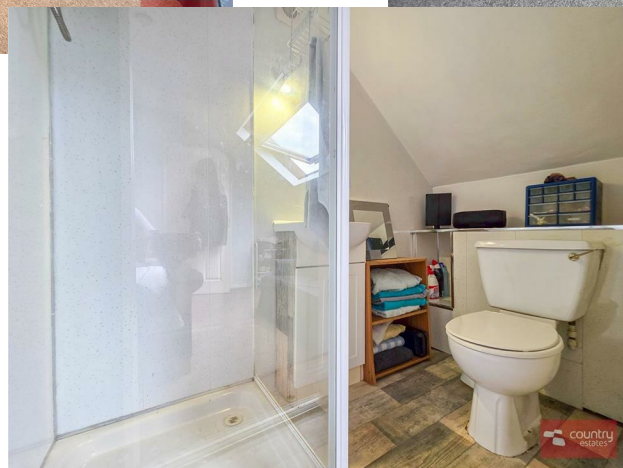
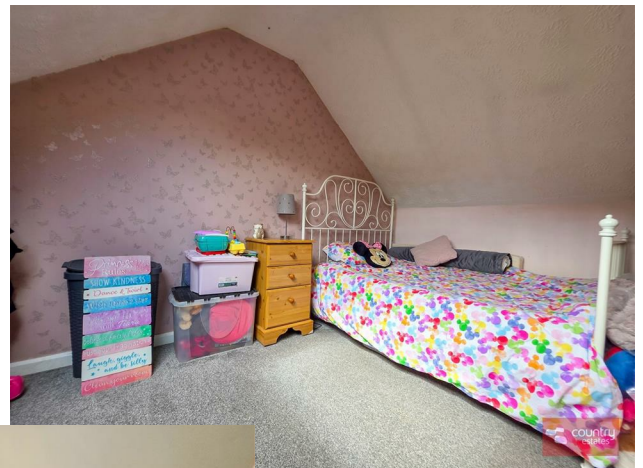
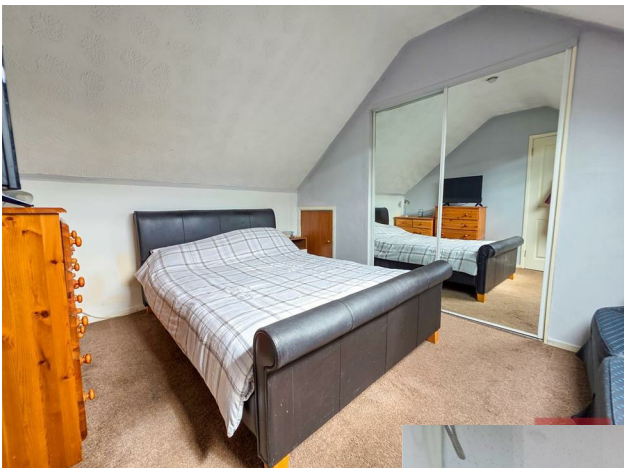
Velux window. Storage to eaves. Two bay mirrored slide doors to:

### LUXURY ENSUITE SHOWER ROOM

Comprising PVC panelled shower cubicle with electric shower unit, vanity with monobloc tap and a low flush WC.

### BEDROOM 12'9" x 10'5"

Velux window.





## SELF CONTAINED ANNEX

### LOUNGE 11'1" x 10'9"

PVC double glazed French door to rear garden.

### MODERN FITTED KITCHEN 10'5" x 7'6"

Equipped with a range of low shaker style fitted units and contrasting work surfaces. One and a half bowl sink unit with swan neck mixer tap. Plumbed for washing machine. Space for freestanding oven with overhead extractor fan housed in stainless steel chimney with a glass hood. Service door to garage.



### BEDROOM 7'10" x 6'10"

Built in wardrobe space.

### SHOWER ROOM

Comprising PVC panelled shower enclosure with thermostatically controlled drench style shower with hand shower attachment, vanity with monobloc tap and a button flush WC.

### INTEGRAL GARAGE 14'9" x 11'5"

Electric roller shutter door. Equipped with power and lights.

### OUTSIDE

Large private driveway to front with ample space for a variety of vehicles. Well maintained flowerbeds to side, stocked with a variety of mature shrubs and plants. Neat lawn to front, screened by perimeter fence. Extensive private enclosed garden to rear, screened by perimeter fence. Neat well maintained gardens laid in lawn. Paved patio areas and walk ways. Double gates to rear of garden for parking access.



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