

5 Burnet Close, Newtownabbey, BT37 0XU



- **Superb Detached Family Villa**
- **Four Well Proportioned Bedrooms**
- **Two+ Receptions**
- **Contemporary Fitted Kitchen with Casual Dining Area**
- **Modern Family Bathroom Suite**
- **Master Bedroom with Ensuite Shower Room**
- **Private Enclosed Garden to Rear**
- **Private Driveway for Off-Street Parking**
- **PVC double Glazing/Oil Fired Central Heating**
- **Enviably Cul-de-Sac Location**

PRICE Offers Over £259,950

An excellent opportunity to purchase this superb detached family villa. Conveniently positioned within the highly sought after Brambles Development, just off the Old Carrick Road, within close proximity to local shops and public transport links. Enjoying a well planned flexible living layout; briefly comprising four well proportioned bedrooms, two+ receptions, modern fitted kitchen and casual dining area, first floor family bathroom suite and Master ensuite shower room. Externally the property further benefits from a private block paved driveway, neat well maintained lawn to front and a private enclosed garden to rear. 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

PVC double glazed front door and matching side screens into spacious well presented entrance hall. Quality laminate flooring.

SPACIOUS LOUNGE

16'4" x 12'1" (5.0 x 3.7)

Attractive feature cast iron Horseshoe fireplace with tiled hearth. Quality laminate flooring. Feature accent wall paneling. Glazed French doors open into:

CONTEMPORARY FITTED KITCHEN AND DINING AREA

25'11" x 9'6" (7.9 x 2.9)

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces, single drainer stainless steel sink unit with swan neck mixer taps. Integrated oven with separate four ring gas hob and over head extractor fan housed in matching pull out canopy. Integrated dishwasher. Plumbed for washing machine. Space for free standing American style fridge freezer. Under stairs storage cupboard. Ceramic floor tiling. Part wood paneled walls. PVC double glazed French doors to rear. Dining area with PVC double glazed French doors to patio.

FAMILY ROOM

17'0" x 9'6" (5.2 x 2.9)

Picture style window to front. Wall mounted electric fire with feature solid oak floating sleeper.

FIRST FLOOR

Hot press storage cupboard. Access to roof space.

BEDROOM 1

11'9" x 10'1" at widest points (3.58m x 3.07m at widest points)

ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with electric shower unit, wall mounted wash hand basin and a button flush WC. Recessed down lighting. Chrome towel radiator.

BEDROOM 2

12'9" x 12'1" (3.9 x 3.7)

BEDROOM 3

11'5" x 9'2" (3.5 x 2.8)

Velux window.

BEDROOM 4

8'10" x 7'10" (2.7 x 2.4)

Velux Window.

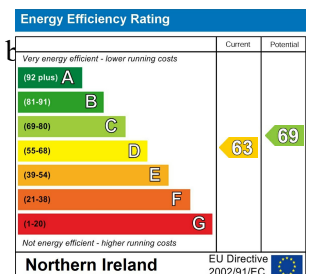
MODERN FAMILY BATHROOM

Comprising panel bath with glazed shower screen, electric shower unit over bath, pedestal wash hand basin and a low flush WC. Part tiled walls. Velux Window.

OUTSIDE

Neat well maintained garden to front, laid in lawn. Block paved driveway for off-street parking.

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



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.