

42E Bernice Road, Newtownabbey, BT36 4QZ



PRICE Offers Over £399,950

Situated on an extensive mature landscaped site extending to 0.2 acre within an exclusive select development of 5 contemporary styled detached family homes. Perfectly positioned in a highly regarded rural location yet perfectly positioned within close proximity to Templepatrick primary school, the Rabbit and Templepatrick Park and ride Belfast city centre is within a fifteen minute commute. This superb four bedroom detached family home enjoys a well planned living layout incorporating 2+ receptions plus an open plan living / kitchen / dining layout boasting a quality shaker kitchen and modern utility room. This property is the perfect purchase for the family searching for a home that blends country living with modern conveniences such as solar panels on the rear elevation and a fixed electric vehicle charging point. An early viewing is recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

- **Superb Modern Detached Family Home**
 - **4 Bedrooms**
 - **2+ Receptions**
- **Contemporary Open plan Living / Kitchen / Dining Layout**
- **Luxury Shaker Fitted Kitchen With A Host Of Integrated Appliances**
- **Extensive Mature Site Extending To Circa 0.2 Acre**
 - **Deluxe Four Piece Family Bathroom**
 - **Exclusive Select Private Development**
 - **Fixed Solar Panels On Rear Elevation**
- **Deluxe Ensuite / Ground Floor Furnished Cloakroom**



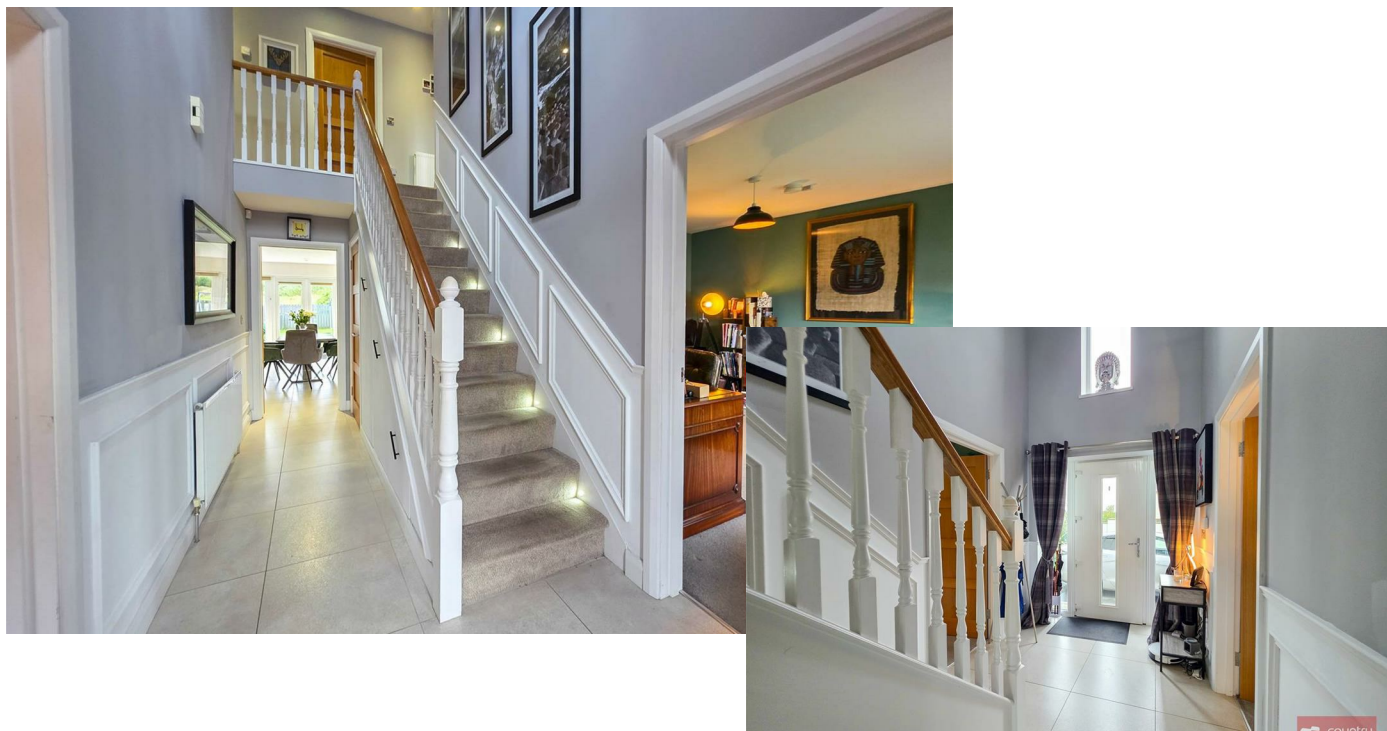
ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed full height side screens into:-

WELL PRESENTED ENTRANCE HALL

With feature vaulted ceiling and gallery style landing. Half panelled painted walls. Bespoke fitted understairs storage bays.



LOUNGE 15'6" x 12'9"

Attractive modern granite fireplace with inset cast iron multi fuel stove on polished granite hearth.

FAMILY ROOM 12'6" x 12'3"

Attractive modern granite fireplace with inset cast iron multi fuel stove on polished granite hearth.



OPEN PLAN CONTEMPORARY LIVING / KITCHEN / DINING 25'8" x 21'0"

At max. Incorporating a luxury shaker fitted kitchen in contrasting stone and ivory finish with co-ordinating work surfaces with matching upstands. Single drainer stainless steel sink unit with swan neck flexible hose tap. A host of integrated appliances including eye level oven, full height freezer, full height fridge, dishwasher and 4 ring induction hob with overhead extractor fan housed in stainless steel canopy. Feature corner window. Casual living/ dining aspect with sun lounge extension with twin PVC double glazed French doors to patio and gardens. Tiled floor. Recessed low voltage lighting.



UTILITY ROOM 7'8" x 6'4"

Low level shaker units with single drainer stainless steel sink unit with mixer tap. PVC double glazed door to garden.

FURNISHED MODERN CLOAKROOM

Comprising pedestal wash hand basin and button flush w.c. Half panelled walls.

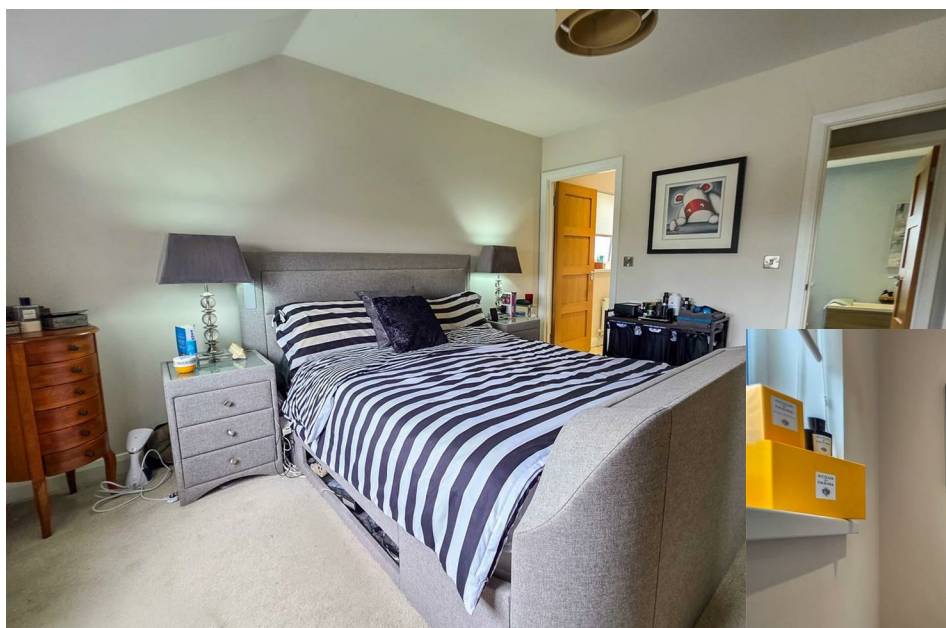


FIRST FLOOR GALLERY LANDING

BEDROOM 1 13'3" x 12'3"

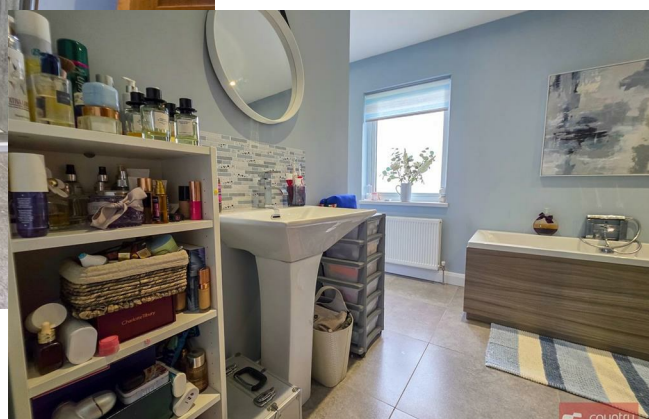
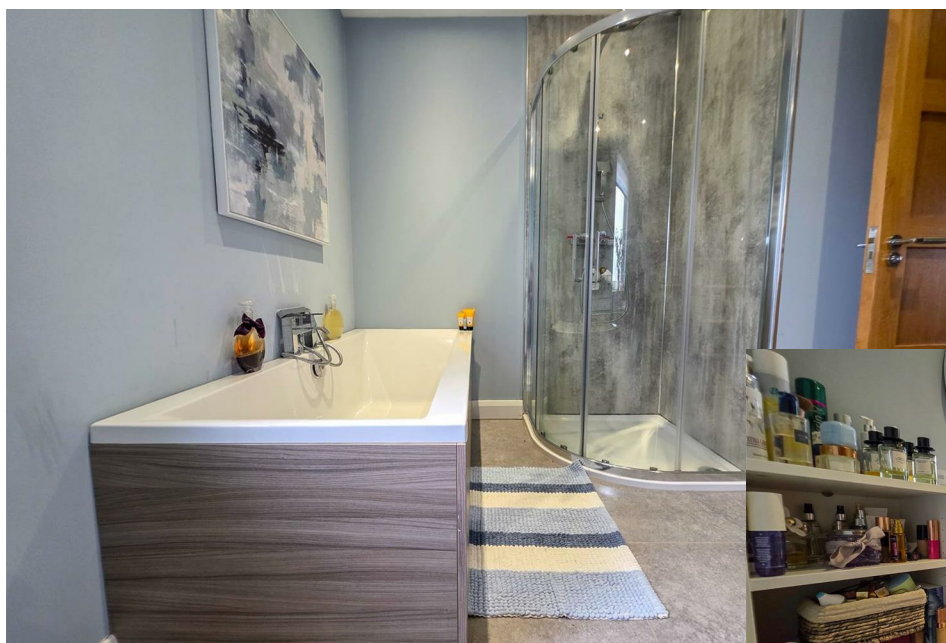
DELUXE EN SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and shower enclosure with drench style shower and hand held shower attachment. Tiled floor.



LUXURY FOUR PIECE BATHROOM

Comprising pedestal wash hand basin with monobloc tap, panelled bath with hand shower attachment, quarter rounded shower cubicle with drench style shower and hand shower attachment. Button flush w.c. Tiled floor.



BEDROOM 2 12'3" x 12'8"

BEDROOM 3 12'7" x 9'5"

Views over garden and fields.

BEDROOM 4 9'2" x 9'9"

Presently used as dressing room / home office.



OUTSIDE

Superb mature private site extending to circa 0.2 acre.

Laid in neat well tended gardens in lawn screened by perimeter fence and stocked with a variety of mature shrubs.

Driveway to side with ample parking for a number of vehicles parking and detached matching garage.

Extensive private patio / terrace area to rear with paved walkways perfect for family barbeques or evening entertaining with fixed outside lighting points.


Private enclosed children's soft play/park area.

Electric vehicle charging point. Two outside taps, hot and cold.

GARAGE 12'6" x 18'6"

Roller shutter door. Power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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

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