

## 5 Northview Manor, Newtownabbey, BT36 7RT



**PRICE Offers Over £329,950**

*Positioned in a quiet cul-de-sac within the highly regarded Northview development just off the Antrim Road Newtownabbey. The superb three storey contemporary family home enjoys a spacious versatile living layout that will suit differing family needs. Boasting far reaching panoramic views extending over Belfast lough towards the county down coastline. The accommodation briefly comprises 4 bedrooms (2 ensembles), spacious lounge with informal dining aspect, luxury shaker kitchen, 4 piece family bathroom. Beautifully presented throughout this home will interest the purchaser searching for a detached property with a high internal specification and turn key style feel at a realistic price. An early viewing is 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

- **Contemporary 3 Storey Detached Family Home**
- **4 Bedroom / 1+ Receptions**
- **Superb Far Reaching Views Over Belfast Lough and County Down**
- **Highly Regarded Mews Style Development**
- **Luxury Shaker Kitchen With Casual Dining Aspect**
- **Spacious Lounge With Informal Dining Area**
- **Principal Bedroom With Ensuite an Walk-In Wardrobe**
- **Modern Ensuite of Bedroom Two / Modern Furnished Cloakroom / Utility Room**
- **Deluxe Four Piece Family Bathroom**
- **PVC Double Glazing / Gas Central Heating / Private Hard Landscaped Garden**





## ACCOMMODATION

### GROUND FLOOR

Golden oak PVC double glaze front door with double glaze side screen and into:

### WELL PRESENTED ENTRANCE HALL

Porcelain tile floor extending into kitchen and cloakroom

### LUXURY CONTEMPORARY KITCHEN

13'6 x 10'7 (4.11m x 3.23m)

Into bay window. Equipped with a comprehensive range of shaker style high and low level fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with Swan neck hose mixer tap. Space for Range style cooker overhead extractor fan housed in stainless steel canopy. Integrated dishwasher, microwave and fridge freezer. Fixed breakfast bar for casual Dining. Low-voltage recessed lighting



### FURNISHED CLOAKROOM

5'3 x 3'8 (1.60m x 1.12m)

Comprising button flush W.C, modern vanity unit in gloss finish with mono block tap

### OPEN PLAN LOUNGE WITH INFORMAL DINING ASPECT

20'4 x 15'3 (6.20m x 4.65m)

At max. Into bay window. Attractive modern stone fireplace with matching hearth and inset gas fire. Enjoying panoramic views over Belfast lough extending towards county down coastline. Quality exposed oak flooring. Dual window aspect





## FIRST FLOOR

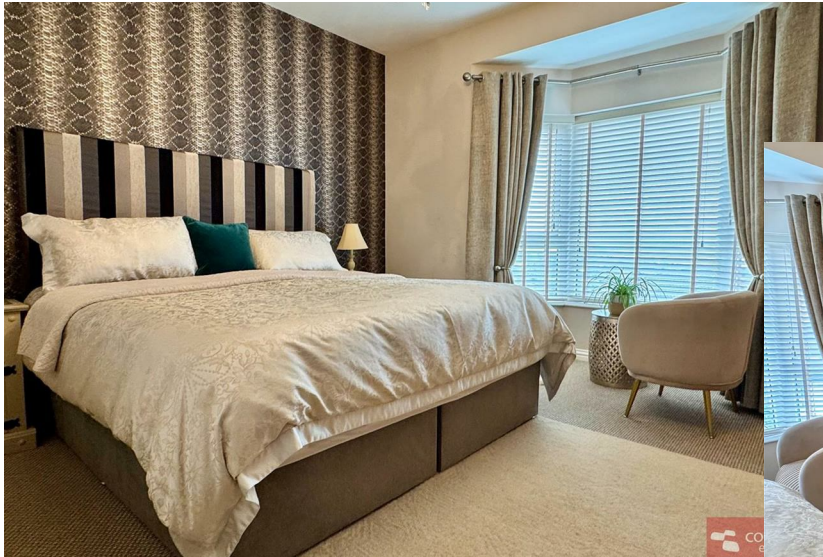
### BEDROOM 1

17 x 13'3 (5.18m x 4.04m)

At max. Enjoying panoramic views over Belfast lough extending towards County Down coastline. Walk in wardrobe (7.3x4.6)

### DELUXE ENSUITE

Comprising button flush W.C, pedestal wash hand basin, quarter rounded fully tiled shower enclosure. Tiled floor.



### BEDROOM 2

13'6 x 10'9 (4.11m x 3.28m)

Dual window aspect.

### MODERN ENSUITE

Comprising pedestal wash hand basin, button flush W.C, fully tiled shower cubicle





## LOWER LEVEL

### BEDROOM 3

10'3 x 9'6 (3.12m x 2.90m)

Fitted wall to wall mirrored sliderobes



### BEDROOM 4

12'8 x 9'6

Presently used as TV room



### DELUXE FOUR PIECE FAMILY BATHROOM

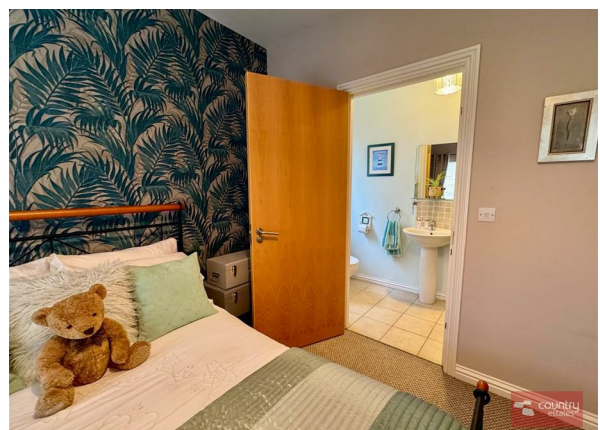
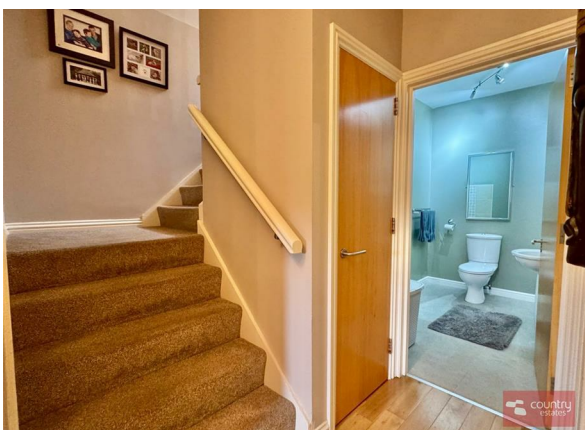
Comprising pedestal wash hand basin button flush W.C, panelled bath with fixed shower screen and hand shower attachment. Shower enclosure with drench style shower on hand held shower attachment. Tile floor

### UTILITY / LAUNDRY ROOM

7'4 x 9'8 (2.24m x 2.95m)

Fitted with a range of modern units plumbed for washing machine.


Rear hall with external door to garden



OUTSIDE

Residents and visitors parking bays. Mature communal gardens to front.  
Private enclosed hard landscape garden to rear screened by perimeter fence. Extensive decked area perfect for evening entertaining. Pedestrian gate to side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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.