

11 Carolhill Park, Newtownabbey, BT36 7AW



- Semi Detached Chalet Bungalow
- Three Well Proportioned Bedrooms
- Open Plan Lounge with Dining Aspect
- Modern Fitted Kitchen
- Ground Floor Luxury Bathroom Suite
- Separate WC
- Large Private Driveway to Front and Side
- Immaculately Presented Throughout
- PVC Double Glazed/Gas Fired Central Heating
- Highly Sought After Residential Location

PRICE Offers Over £199,950

Positioned within a highly regarded residential location, this beautifully presented Chalet Bungalow within close proximity to local shops, public transport links and Sandyknowes Roundabout. Beautifully presented throughout, this home offers flexible accommodation, briefly comprising two well proportioned first floor bedrooms, open plan lounge with dining aspect, modern fitted kitchen, ground floor bedroom/home office, Luxury bathroom suite and separate WC. Externally, the property further enjoys a large private driveway to front and side and a private enclosed garden to rear with paved patio area. Suited to a variety of buyers, 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

Double glazed Composite front door into well presented spacious entrance hall. Quality Herringbone style laminate flooring. Built in coat cupboards. Understairs storage.

OPEN PLAN LOUNGE WITH DINING ASPECT

23'3" x 11'8" (7.11 x 3.56)

Quality Herringbone style laminate flooring. PVC double glazed French doors to rear patio. Dining Aspect.



MODERN FITTED KITCHEN

9'8" x 8'6" (2.97 x 2.6)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven, separate four ring electric hob with stainless steel splash back, overhead extractor fan housed in pull out canopy and an integrated fridge freezer. Plumbed for washing machine. Recessed downlighting. PVC double glazed door to rear garden.

HOME OFFICE/BEDROOM 3

9'6" x 8'10" (2.9 x 2.7)

Presently used as home office. Built in wardrobe.



LUXURY FAMILY BATHROOM SUITE

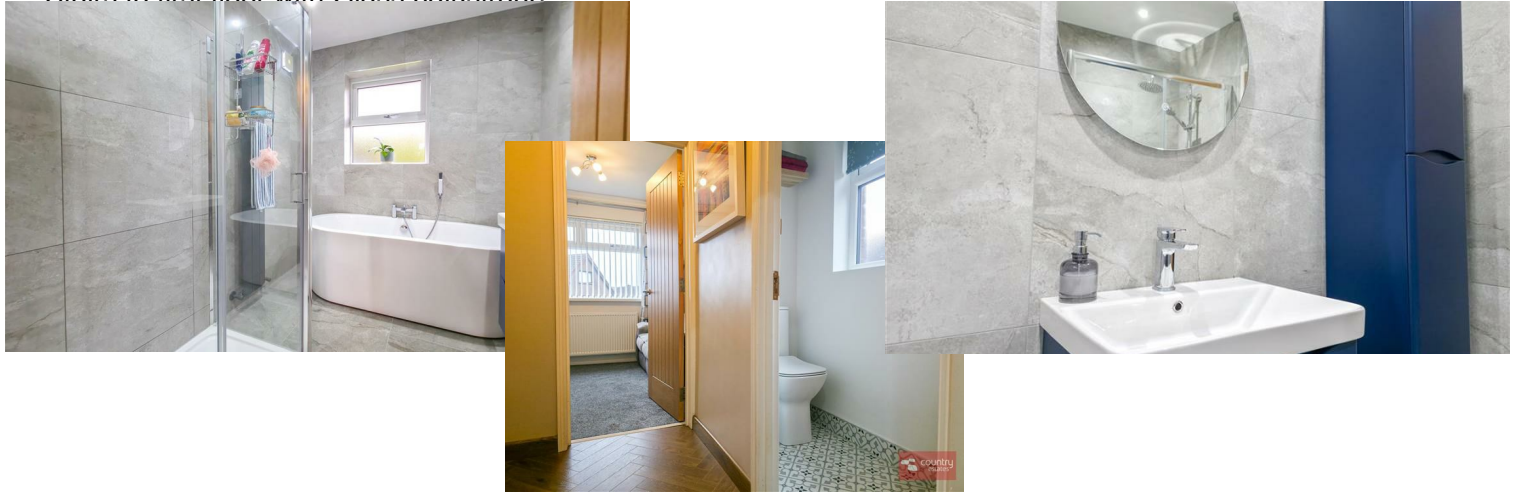
Comprising free standing double ended bath with hand shower attachment, large fully tiled shower cubicle with thermostatically drench style shower and hand shower attachment, floating vanity with monobloc tap. Tiled walls. Tiled floor. Recessed downlighting.

SEPARATE W.C

Comprising button flush WC, floating vanity unit with monobloc tap and tiled splash back. Tiled walls. Tiled Floor.

FIRST FLOOR

Stairs to first floor with Glass balustrade



BEDROOM 1

14'9" x 9'10" (4.5 x 3.0)

BEDROOM 2

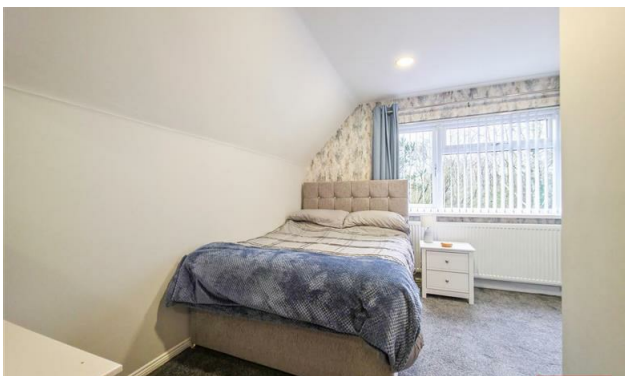
12'10" x 11'5" (3.92 x 3.49)

Spacious storage cupboard into eaves. Built in wardrobe. Access to roof space.

OUT



Large private driveway to front and side with ample space for a variety of vehicles. Neat lawn to front. Private enclosed well maintained garden to rear. Laid in lawn and screened by perimeter mature hedgerow. Paved patio area and walk ways. Garden Shed for storage.





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	

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



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