

47 Roughfort Road, Newtownabbey, County Antrim, BT36 4RE



Positioned on a prime extensive site extending to circa 1.3 acres, this impressive detached family villa is ideally situated on the Roughfort Road, Newtownabbey. Boasting a spacious well planned spacious living layout briefly comprising 4 well proportioned bedrooms, 4 receptions to include PVC double glazed sun lounge, and shaker style kitchen with casual dining aspect, four piece family bathroom suite and Master with ensuite shower room. The property further enjoys an integral double garage with electric up and over doors, first floor zoned underfloor heating and a Beam vacuum system. Externally the property enjoys extensive mature gardens, private patio areas and a gravel paddock to the side. An early viewing is highly recommended.

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- **Impressive Detached Family Home**
- **4 Well Proportioned Bedrooms/ 4 Receptions**
- **Shaker Style Kitchen with Dining Aspect**
 - **Four Piece Family Bathroom**
 - **Master with Ensuite Shower Room**
- **Integral Double Garage with Remote Control Door, Power and Light**
- **Ground Floor Zoned Under Floor Heating & First Floor Thermostatic Radiators**
 - **PVC Double Glazing/Oil Fired Central Heating**
- **Extensive Mature Site Extending to Circa 1.3 Acres**
 - **Highly Regarded Rural Location**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with stained glass insets and matching side screens into entrance porch with tiled floor. Hard wood door and side screens into:

SPACIOUS ENTRANCE HALL

Understairs storage cupboard.

SITTING ROOM

17'4" x 14'5"

Attractive feature mahogany fireplace with cast iron inset fire and slate hearth. Feature bow window.

FAMILY ROOM

13'1" x 11'1"

Service door to double garage.

SPACIOUS LOUNGE

15'8" x 12'5"

Glazed hard wood French doors into:

SUPERB SUN ROOM

15'8" x 11'1"

PVC double glazed Sun Room with Tiled floor. PVC

Double glazed French doors to rear patio.



KITCHEN WITH CASUAL DINING SPACE

15'8" x 12'1"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Double bowl single drainer stainless steel sink unit with traditional mixer tap. Space for free standing oven with over head extractor fan housed in matching canopy. Plumbed for dish washer. Space for free standing under counter fridge. Pull out larder cupboard. Twin glass display cabinets. Recessed downlighting. Tiled floor. Part tiled walls. Ample space for casual dining.

REAR HALL

Tiled floor



FURNISHED CLOAKROOM

Comprising low flush WC and pedestal wash hand basin. Tiled floor.

SEPARATE UTILITY

7'6" x 7'6"

Equipped with high level shaker style fitted units for storage and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. PVC double glazed door to rear garden. Service door to Double garage.



FIRST FLOOR

GALLERY STYLE LANDING

U-shaped Gallery style landing. Shelved hotpress/storage cupboard with Megaflo pressurised cylinder.

BEDROOM 1

13'1" x 11'1"

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled quadrant shower cubicle with electric shower unit, pedestal wash hand basin and a low flush WC. Fitted open shelved storage units.



BEDROOM 2

17'4" x 11'5"

BEDROOM 3

12'5" x 10'5"

With a range of fitted wardrobes.

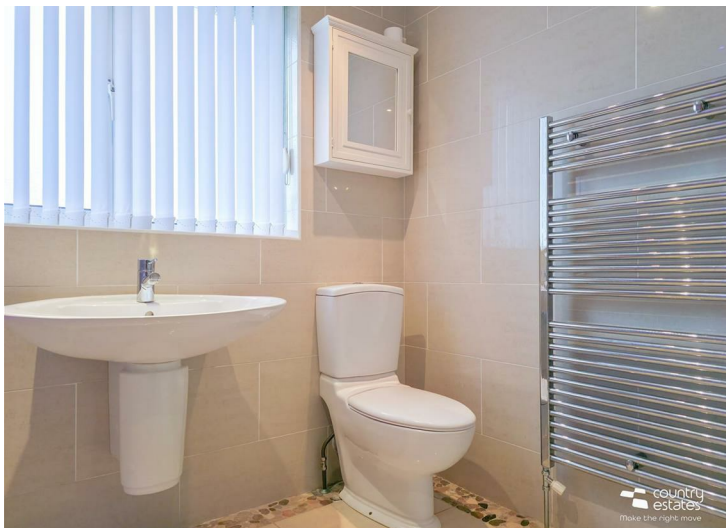
BEDROOM 4

9'10" x 8'6"

Built in wardrobes.

FOUR PIECE FAMILY BATHROOM SUITE

Comprising double ended panel bath with hand shower attachment, quadrant shower cubicle, semi pedestal wash hand basin, and a button flush WC. Chrome towel radiator. Recessed down lighting. Tiled walls. tiled floor.



OUTSIDE

Positioned on an extensive mature site extending to circa 1.3 acres laid mainly in lawn and screened by a variety of mature trees and hedgerow.

Large pebbled parking forecourt accessed via remote control two gates, suitable for a variety of vehicles.

Gravel paddock to side with access via twin gates. Large shed with up and over door for storage.

Extensive private garden to rear with paved patio/ terrace area perfect for family barbecues and evening entertaining.

INTEGRAL GARAGE

18'0" x 18'0"

Equipped with power and light. Electric remote control up and over door.



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