



51 Collinbridge Gardens, Newtownabbey, BT36 7SU

Offers Over £279,950

- Chalet style detached Bungalow in a highly sought after residential location
- Well appointed kitchen with integrated appliances
- Modern fitted shower room
- Gas fired central heating
- Garage/car parking
- 2 separate reception rooms plus sunroom
- 3 Bedrooms plus study/bedroom 4
- Double glazing in uPVC frames
- Attractive gardens to front and rear
- Highest presentation throughout

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Occupying a generous corner plot within the popular Collinbridge Gardens, this attractive detached bungalow offers spacious and flexible living throughout. The property boasts two well-appointed reception rooms, in addition to a bright sunroom. The kitchen is fitted with a range of modern units and integrated appliances, ideal for everyday living. Three bedrooms with an adaptable study or fourth bedroom and a stylish, contemporary shower room. Outside, the extensive gardens and garden house provide excellent outdoor space with potential for further landscaping or entertaining areas. This home presents an excellent opportunity for those seeking a desirable location.

This is a property we can recommend with utmost confidence. Early viewing is strongly advised.



Council Tax Band:



RECEPTION HALL

Cornicing.

LOUNGE

17'0" x 12'6"

Feature marble fireplace. Cornicing. View of Carnmoney Hill and countryside.

KITCHEN

11'5" x 10'4"

Range of built in high and low level units. Display units. Breakfast bar. Single drainer stainless steel sink unit with Mixer Tap. Integrated fridge freezer. Integrated dishwasher. Extractor fan. Round edge work surfaces. Concealed lighting. Ceramic tiled floor. Wall tiling. Pelment. Downlighters.

DINING ROOM

11'2" x 9'4"

Through to sunroom:

SUNROOM

12'5" x 11'10"

Glazed bevelled glass. Downlighters. Ceramic tiled floor. Access to rear garden.

BEDROOM (1)

13'6" x 9'9"

Range of built in wardrobes.

BEDROOM (2)

11'2" x 9'9"

Polished wood flooring.

STUDY/BEDROOM (4)

11'2" x 10'1"

Built in storage. Staircase to first floor.

SHOWER ROOM

Thermostatic controlled shower with rainforest shower head. Vanity unit with work surface and display cabinet. Low flush wc. Extractor fan. Downlighters. Luxury floor and wall tiling.

FIRST FLOOR

BEDROOM (3)

19'0" x 9'1"

Eaves storage. Velux window. Downlighters.

OUTSIDE

Generous corner site.

Front garden laid in lawn bounded by hedging with variety of plants trees and shrubs. Car parking.

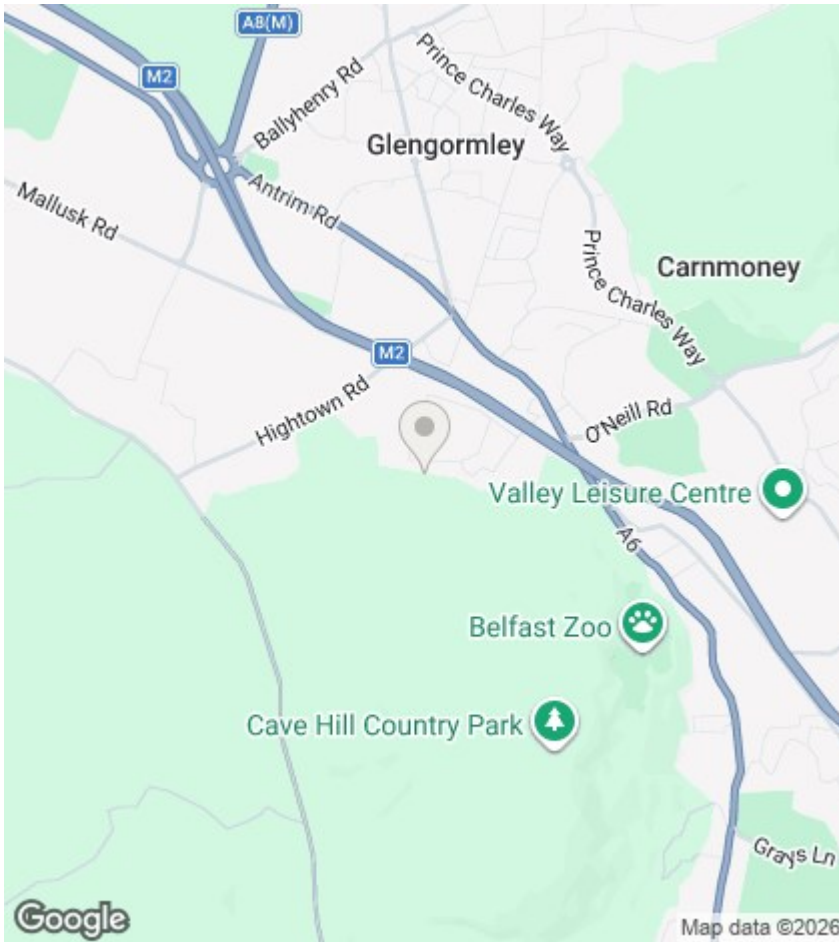
Rear garden with garden house on raised platform, light and power. Paved patio area.

uPVC facia and rainwater goods. Outside light and tap.

GARAGE

Up and over door. Light and power. Boiler house to rear with gas fired central heating boiler.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	

