



## 3 Lakeview Park, Newtownabbey, BT36 5ZX

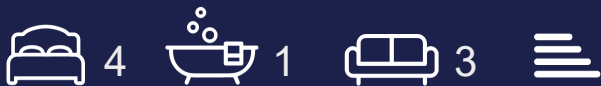
£285,000

- Impressive detached villa in quiet residential cul de sac
- Spacious lounge with multi fuel stove
- Dining room open plan to sunroom
- White bathroom suite with separate shower cubicle
- Integral garage
- 4 Bedrooms
- Modern shaker style fitted kitchen with granite worksurfaces
- Utility room/ Ground floor cloakroom
- Double glazing in uPVC frames/ Oil fired central heating
- Garden to front and rear



# 3 Lakeview Park, Newtownabbey BT36 5ZX

This impressive, meticulously presented detached villa is ideally situated within a quiet residential cul-de-sac, offering spacious and versatile family accommodation in a highly desirable setting. The property boasts four well-proportioned bedrooms and a generous lounge featuring a charming multi-fuel stove, creating a warm and inviting focal point. A modern shaker-style fitted kitchen with elegant granite work surfaces provides both style and practicality, while the dining room flows seamlessly into a bright sunroom, ideal for entertaining and family living. Additional ground floor accommodation includes a useful utility room and cloakroom. The family bathroom is fitted with a contemporary white suite and benefits from a separate shower cubicle. Further enhancing the home are double glazing in uPVC frames and oil-fired central heating for year-round comfort. Externally, the property enjoys gardens to the front and rear, along with the added convenience of an integral garage.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

uPVC front door, polished porcelain tiled flooring

### W/C

Low flush W/C, vanity unit sink, ceramic tiled flooring, wall tiling

### Lounge

19'2 x 14'8 (into bay)

Laminate wood flooring, feature fireplace with multi fuel stove, granite hearth, back boiler, built in dresser with lighting, doors to:

### Dining Room

10'1 x 9'9

Engineered wood flooring, open plan to:

### Sunroom

12'2 x 10'3

Engineered wood flooring, downlighters, access to garden

### Kitchen

11'7 x 9'11

Range of high and low level shaker style units, granite worksurfaces and splashback, stainless steel sink unit, space for Range cooker, extractor fan and canopy, pelmet with downlighters, integrated dishwasher, larder storage cupboard, ceramic tiled flooring, feature vertical radiator, kickboard lighting

### Utility Room

9'9 x 6'9

Range of high and low level units, granite worksurfaces, stainless steel sink unit with mixer tap, plumbed for washing machine

## First Floor

### Landing

Access to roofspace, shelved linen hotpress with insulated copper cylinder

### Bedroom (1)

11'9 x 10'8

Including built in mirror slide robes

### Bedroom (2)

11'10 x 8'6

### Bedroom (3)

9'9 x 9'6

Including built in robe

### Bedroom (4)

9'10 x 9'1

Laminate wood flooring

## Bathroom

White suite comprising corner bath, glazed shower cubicle with Mira electric shower, low flush W/C, vanity unit sink, wall tiling, ceramic tiled flooring, PVC panelled ceiling, downlighters, chrome heated towel rail

## Outside

Front: open plan in neat lawn, plants and shrubs

Side: brick paved driveway to side

Rear: enclosed garden to rear, PVC oil storage tank, uPVC fascia and rainwater goods

## Integral Garage

17'5 x 9'9

Up and over door, light and power, oil fired boiler

## Disclaimer/ Additional Information

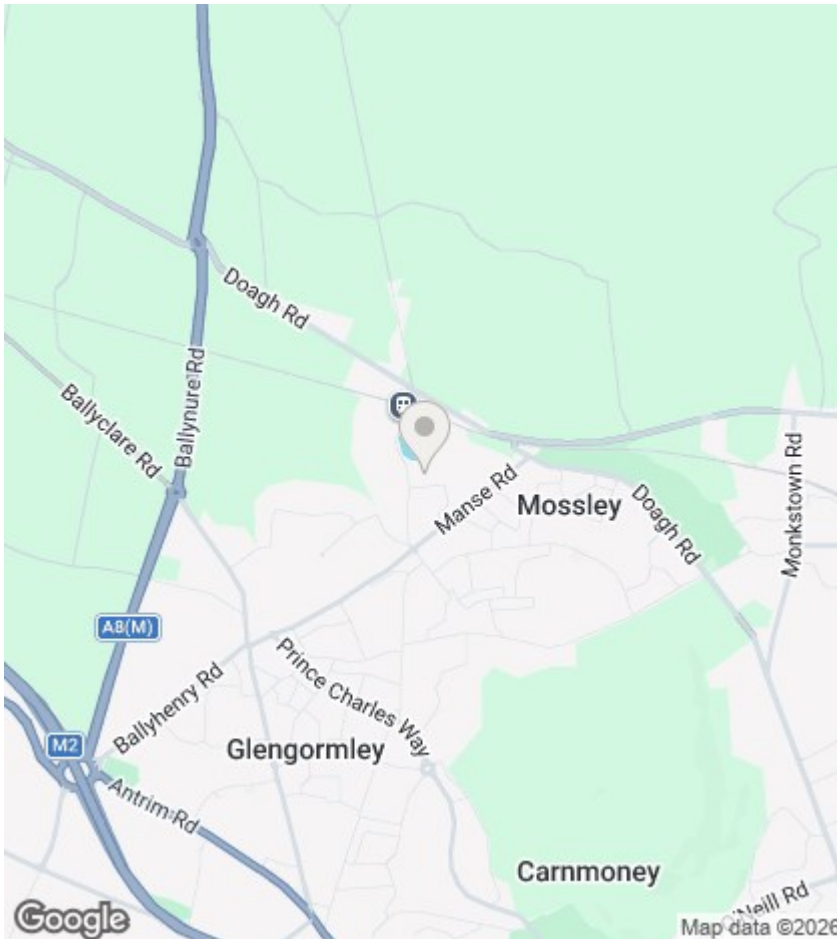
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to 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.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans 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:

| 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 |  |

