



2 Berryfields Road, Newtownabbey, BT37 0FZ

Offers Over £369,950

- Impressive detached villa in popular residential area
- Through lounge & separate family room
- Double glazing in uPVC frames/ Gas fired central heating
- Bathroom with white suite and roll top bath
- Garage (presently subdivided)
- 5 Bedrooms (1 with ensuite shower room)
- Fitted kitchen
- Utility room & cloaks
- uPVC fascia and rainwater goods

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This impressive detached villa is ideally situated within a popular residential area and offers spacious, flexible accommodation perfect for modern family living. The property boasts five well-proportioned bedrooms, including a principal bedroom with ensuite shower room, providing both comfort and convenience. A bright through lounge creates an excellent space for relaxing and entertaining, complemented by a separate family room for additional living space. The home further benefits from a practical utility room, downstairs cloaks, gas fired central heating, and double glazing in uPVC frames throughout. The family bathroom is fitted with a classic white suite and elegant roll top bath, adding character and style. Externally, the property features uPVC fascia and rainwater goods for low maintenance living, while the garage, presently subdivided, offers versatile storage or workspace potential. This superb home combines generous accommodation with an excellent location, making it ideal for growing families.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Laminate wood flooring

Family Room

11'5 x 9'11

Cornicing, laminate wood flooring, built in robe

Drawing Room

23'0 x 11'5

Feature cast iron fireplace, tiled inset, French doors

Kitchen

17'5 x 11'0

Range of high and low level units, solid oak worksurfaces, granite worksurfaces, inlaid sink (Jaw box), ceramic tiled flooring, extractor fan, dishwasher, display units, cornicing

Utility Room

Built in units, ceramic tiled flooring

Cloaks

Low flush W/C, vanity unit, ceramic tiled flooring, extractor fan

First Floor

Landing with panelling

Bedroom (1)

16'0 x 11'5

Cast iron fireplace

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, shower unit, electric shower, ceramic tiled flooring, linen cupboard

Bedroom (2)

13'1 x 9'10

Bedroom (3)

11'1 x 10'7

Bedroom (4)

11'0 x 9'9

Velux window

Bedroom (5)

9'10 x 8'4

Bathroom

Roll top bath, low flush W/C, panelling, shower unit with electric shower, ceramic tiled flooring, heated towel rail, mirror, tiling

Outside

Front: open plan in lawn, plants, trees and shrubs

Rear: enclosed, plants, trees and shrubs, light and tap, paved patio area

Garage

17'10 x 9'10

Up and over door, light and power, (presently subdivided), plumbed for washing machine, gas boiler, light and tap, beam vacuum system

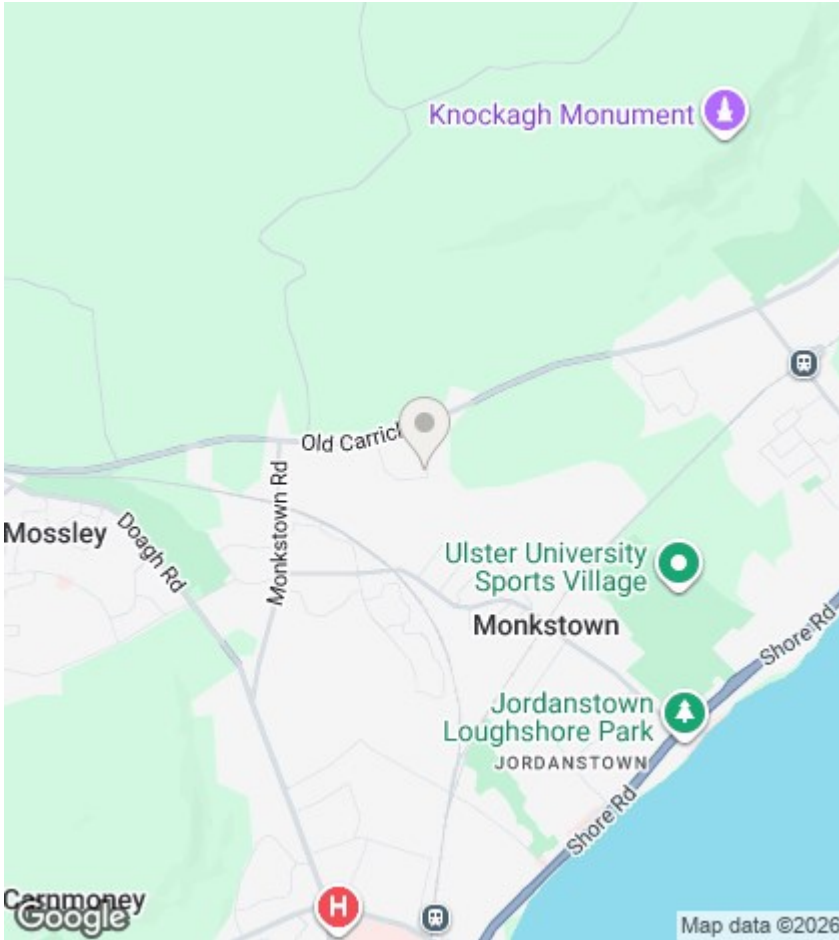
Disclaimer/ Additional information

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) 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	

First Floor

