

7 Sharonmore Green, Newtownabbey, BT36 6YE



- Semi-Detached Family Villa
- Four Well Proportioned Bedrooms
- Two Receptions
- Modern Open Plan Kitchen/Dining
- Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Private Driveway to Side/Enclosed Garden to Rear
- Detached Garage with Power and Light
- PVC Double Glazing/Oil Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £224,950

Positioned within a highly sought after, residential location, this spacious semi-detached chalet boasts family sized accommodation, briefly comprising a spacious lounge, family room, modern open plan kitchen/dining room, furnished cloakroom, four piece family bathroom suite and four well proportioned bedrooms.

Externally, the property further benefits from neat well maintained lawns to front and rear, private driveway to side and a detached garage with power and light. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screens into well presented entrance hall with quality laminate flooring.



SPACIOUS LOUNGE 14'9" x 11'7"

Attractive feature granite fireplace with electric fire. Quality laminate flooring. Dual window aspect.

FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin and a button flush WC. Tiled floor. Part tiled walls.



MODERN OPEN PLAN KITCHEN/DINING 19'9" x 11'9"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Breakfast bar style return. Single drainer stainless steel sink unit with swan neck mixer tap. Twin integrated ovens, separate four ring gas hob, overhead extractor fan housed in stainless steel canopy with glass hood. Integrated dishwasher. Plumbed for washing machine. Space for free standing fridge freezer. Quality laminate flooring. Part tiled walls. Double glazed door to rear garden. Ample space for casual dining.



FAMILY ROOM 13'5" x 11'8"

Quality laminate flooring. PVC Double glazed sliding door to rear.



FIRST FLOOR

Shelved Hot-press storage cupboard. Access to roof space.

BEDROOM 1 11'8" x 11'6"



BEDROOM 2 13'1" x 8'5"

BEDROOM 3 8'5" x 7'4"



BEDROOM 4 13'1" x 8'2"

Velux window. Storage to eaves.

FOUR PIECE FAMILY BATHROOM

Comprising free standing double ended bath, large PVC panelled shower cubicle with electric shower unit, vanity unit with wash hand basin and a button flush WC. PVC panelled walls. PVC panelled ceiling with recessed down lighting.



OUTSIDE

Neat well maintained lawn to front. Private driveway to side for off-street parking.

Private fully enclosed garden to rear, laid in lawn and screened by perimeter fence. Paved patio area and walkways.

MATCHING DETACHED GARAGE 18'8" x 9'6"

Equipped with power and light. Roller shutter door.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	60	66
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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