

# 1B Ballycraigy Road, Newtownabbey, BT36 5ZZ



**PRICE Offers Around  
£224,950**

*This contemporary styled modern Detached family home is positioned on a mature private site in an enviable residential location. Boasting a luxurious hi-gloss Kitchen with quartz worktops and 'Neff' appliances, spacious master Bedroom with Ensuite and a detached matching Garage. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

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

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

Jordanstown  
645 Shore Road  
BT37 0ST  
Tel: (028) 9551 3333

## 1B Ballycraigy Road, Newtownabbey, BT36 5ZZ

- **Contemporary Detached Property**
  - 4 Bedrooms
  - 2+ Receptions
- **Luxurious Hi-Gloss Fitted Kitchen**
- **Master Bedroom with Ensuite Shower**
  - **Deluxe Family Bathroom**
- **PVC Double Glazed Windows / Gas Fired Central Heating**
  - **Detached Matching Garage**
    - **Private Mature Site**
  - **Highly Regarded Location**

### **Ground Floor**

PVC double glazed front door into open Entrance Hall with polished porcelain tiled floor. Large storage cupboard.

### **MODERN FURNISHED CLOAKROOM**

Comprising button flush WC. Box shaped wall hung wash hand with monobloc tap.

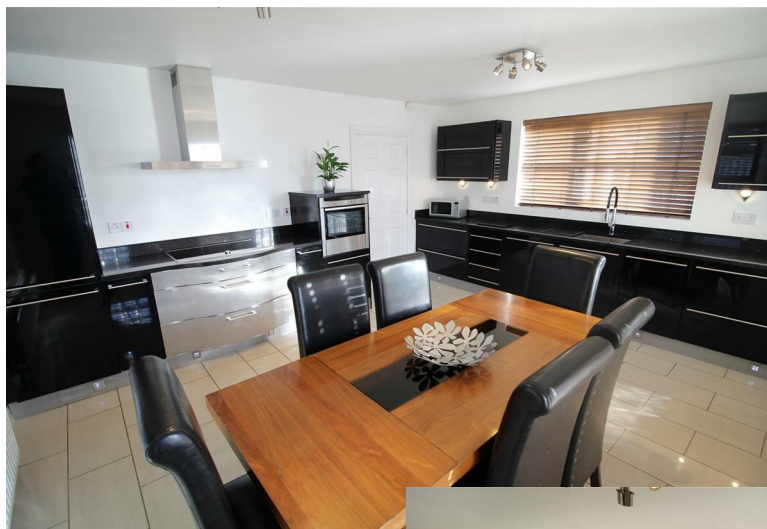
### **LOUNGE 17'10 x 16'0**

Modern wall mounted gas fire. Quality exposed maple strip flooring. Feature glass column wall. Twin PVC double glazed french doors to patio area.



## LUXURIOUS HI-GLOSS CONTEMPORARY KITCHEN 16'5 x 13'7

Equipped with a comprehensive range of high and low fitted units with complimentary quartz worktops. 'Franke' stainless steel sink unit. A host of integrated appliances including 'Neff' eye level oven, seperate 4 ring 'Neff' halogen hob, pverhead extractor fan housed in stainless steel canopy, fridge and dishwasher. Polished porcelain tiled floor. Twin feature glass columns. Twin french double glazed doors to side patio.



## FAMILY ROOM / DINING ROOM 12'2 x 11'2

Recessed spotlights. Large walk-in storage cupboard housing gas boiler.



## First Floor

### BEDROOM 1 17'10 x 15'10

Dual window aspect. Built in double wardrobe.

### MODERN ENSUITE

Comprising button flush WC. Semi-pedestal wash hand basin with mixer tap. 1/4 rounded walk-in fully tiled shower enclosure.

Porcelain tiled floor.

### BEDROOM 2 13'7 x 8'3

Dual window aspect. Walnut effect laminate strip flooring.

### BEDROOM 3 14'1 x 10'10

at widest points. Walnut effect laminate strip flooring.

### BEDROOM 4 13'8 x 7'8

at widest points. Dual window aspect. Walnut effect laminate strip flooring.

### DELUXE MODERN WHITE BATHROOM SUITE

Comprising panelled bath with tiled splashback. Button flush WC. Semi-pedestal wash hand basin with monobloc tap. Low voltage lighting.

### Outside

Neat garden to front stocked with a variety of shrubs and hedges with stoned walkways. Driveway to side with extensive parking forecourt suitable for multiple vehicles.

DETACHED GARAGE 19'4 X 11'5 with roller shutter door, power and light, plumbed for washing machine and dishwasher.

Large private garden to side in lawn screened by perimeter fence and mature trees. Paved patio area and fixed railway sleeper bench.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



## IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

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