

9 Ballycraigy Road, Newtownabbey, BT36 5ZZ



PRICE Offers Around £219,950

Situated on a prime site this 'Wickham' housetype is the former showhome of the highly regarded Foxton Development. Beautifully presented throughout coupled with a high internal specification this spacious 4 Bedroom family home will interest those purchasers searching for a well planned living layout with a contemporary living/kitchen/dining aspect within a popular residential area.

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

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

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

9 Ballycraigy Road, Newtownabbey, BT36 5ZZ

- Impressive Detached Family Home
 - 4 Bedrooms / 1+ Reception
 - Superb Former Showhouse
- Contemporary Kitchen with Living/Dining Aspect
- Deluxe Ensuite Shower Room / Luxurious 4 Piece Bathroom Suite
 - PVC Double Glazing/Gas Central Heating
 - Private Enclosed Gardens
- Utility Room/Furnished Cloakroom
 - Driveway to Side

Ground Floor

Front door into well presented Entrance Hall. Tiled floor extending through into Living/Kitchen area. Built-in double cloak cupboard.

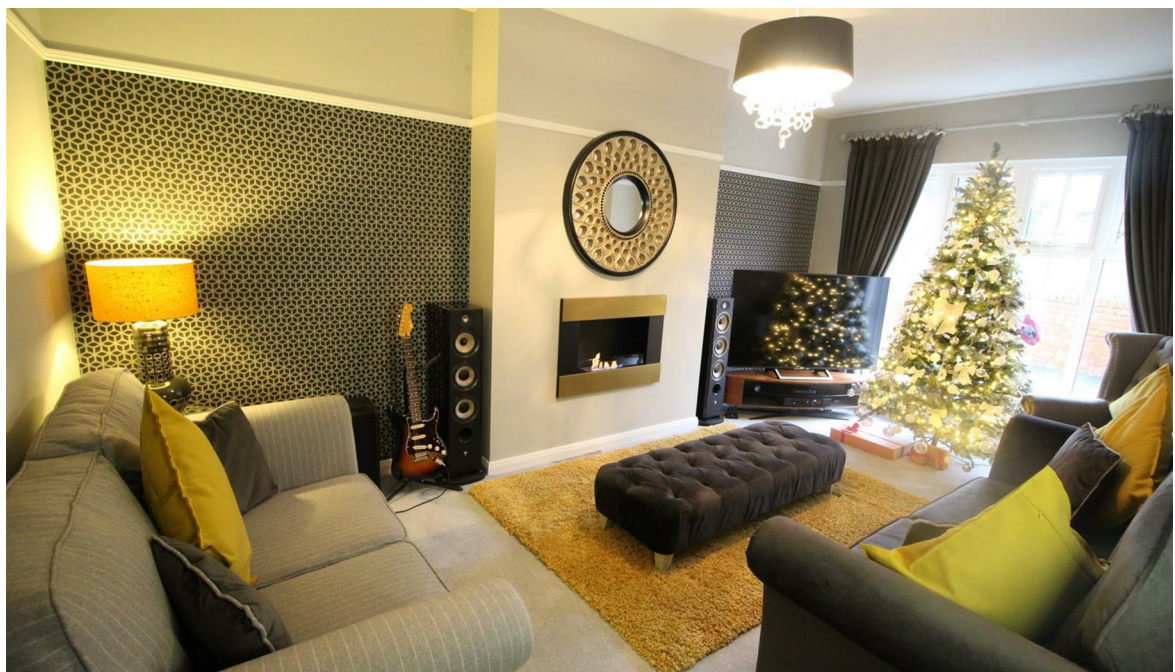
FURNISHED CLOAKROOM

Comprising wash hand basin with monobloc tap. Button flush WC. Tiled floor.



LIVING ROOM 18'2 x 11'0

Feature modern wall mounted gas fire. Picture rail.



KITCHEN/LIVING/DINING AREA 18'8 x 14'2

Contemporary modern Kitchen equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Fixed centre island with breakfast bar style return and stainless steel single drainer sink unit with swan neck mixer tap. A host of integrated appliances including eye level stainless steel oven, separate 4 ring gas hob with overhead extractor fan housed in stainless steel canopy and stainless steel splashback and dishwasher. Fixed double glazed side screens with centered double glazed sliding patio doors.

UTILITY ROOM 7'2 x 5'6

Equipped with a range of modern high and low fitted units. Plumbed for washing machine. Door to side.



First Floor

BEDROOM 1 14'11 x 10'1

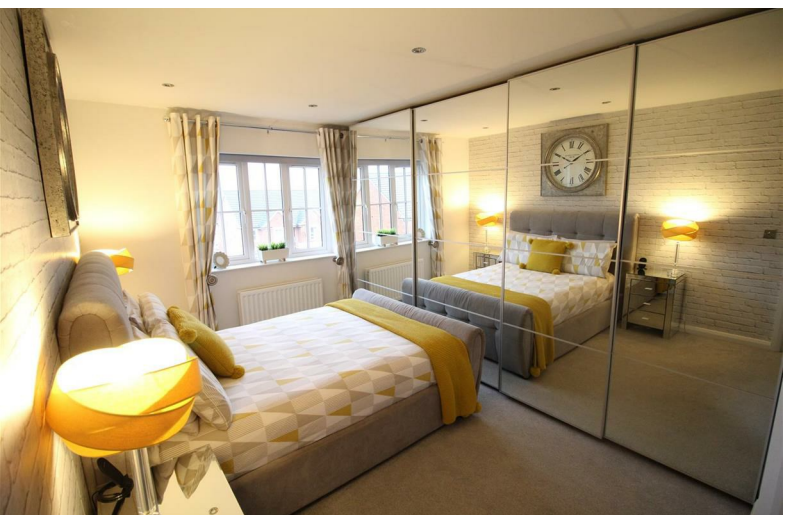
Built in wall to wall mirrored sliderobes. Low voltage lighting.

MODERN ENSUITE SHOWER ROOM

Comprising semi-pedestal wash hand basin with monobloc tap with feature tiled accent wall. Button flush WC. Step-in fully tiled shower enclosure.

BEDROOM 2 12'11 x 10'1

Built in double sliderobe.



BEDROOM 3 14'3 x 8'1
at max. Built in double sliderobe.

BEDROOM 4 10'6 x 8'1



DELUXE FAMILY BATHROOM

Comprising panelled bath with tiled splashback. Button flush WC. Fully tiled 1/4 rounded shower cubicle. Semi-pedestal wash hand basin with monobloc tap and feature tiled accent wall. Tiled floor.



Outside

Twin gates to front. Tarmac driveway with large parking forecourt. Brick paved entrance. Private enclosed garden to rear screened by perimeter fence with feature corner decked area perfect for family barbeques and evening entertaining. Artificial grass for low maintenance. Brick paved walkways.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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