

34 Fairhill Crescent, Newtownabbey, BT36 6LT



**PRICE Offers Around
£289,950**



Positioned on an extensive mature site of approx ¼ acre enjoying a pleasant open aspect with far reaching unspoilt rural views to rear. This impressive Detached spacious family home enjoys a well planned living layout incorporating an open plan modern Kitchen with casual dining aspect, superb Sun Lounge, luxurious family Bathroom with freestanding bath and open shower enclosure plus a large brick paved parking forecourt suitable for a variety of vehicles and integral Garage.

>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

- Impressive Detached Family Home
 - 4 Bedrooms / 3+ Receptions
 - Extensive Mature Circa 1/4 Acre Site
 - Far Reaching Unspoilt Rural Views to Rear
 - Open Plan Modern Kitchen with Dining Aspect
- Luxurious Family Bathroom with Freestanding Bath / Deluxe Modern Ensuite Shower Room
 - Integral Garage with Brick Paviour Forecourt
- PVC Double Glazed Windows / Oil Fired Central Heating
 - Beautifully Presented Throughout
 - Highly Regarded Established Location

Ground Floor

uPVC double glazed front door with double glazed side screen into a well presented spacious Entrance Hall. Polished porcelain tiled floor.

FAMILY ROOM / SNUG 11'6 x 9'0

Presently used as Study. Oak effect laminate flooring.

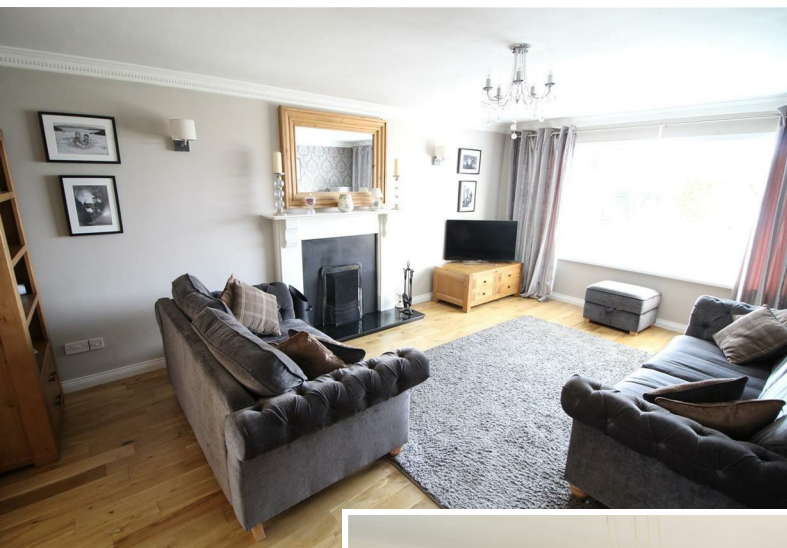
LOUNGE 19'1 x 13'3

Attractive open fireplace with slate inset and polished granite hearth. Corniced ceiling. Exposed oak strip flooring. Twin oak doors into:

OPEN PLAN KITCHEN / DINING ROOM

DINING AREA 14'0 x 13'2

Tiled floor. Twin doors into Sun Lounge
Open plan to:



MODERN SHAKER STYLE FITTED KITCHEN 17'8 x 10'7

Equipped with a comprehensive range of high and low level fitted units with contrasting quality Corian worksurfaces with inlaid sink unit with swan neck tap. Fixed breakfast bar style return for casual dining. Integrated eye level oven with 4 ring separate gas hob. Overhead extractor fan housed in stainless steel canopy. Glass display cabinet. Space for American style fridge/freezer. Tiled floor.

SUPERB SUN ROOM 12'9 x 12'6

Feature vaulted ceiling. Sliding double glazed door to courtyard, patio and gardens.

REAR HALL

PVC double glazed door to gardens and patio.



UTILITY ROOM 9'1 x 7'2

Fitted with a range of high and low level units. Single drainer sink unit. Plumbed for washing machine. Service door into:

INTEGRAL GARAGE 18'5 x 13'4

With up and over door. Power and light.

First Floor

BEDROOM 1 13'0 x 13'10

at max.

DELUXE MODERN ENSUITE

Comprising semi-pedestal wash hand basin. Button flush WC. 1/4 rounded shower cubicle. Fully tiled walls. Tiled floor. PVC panelled ceiling.

BEDROOM 2 13'3 x 13'0

Undereave storage cupboard.

BEDROOM 3 13'9 x 13'2

Dual window aspect. Undereave storage cupboard.

BEDROOM 4 10'9 x 9'1

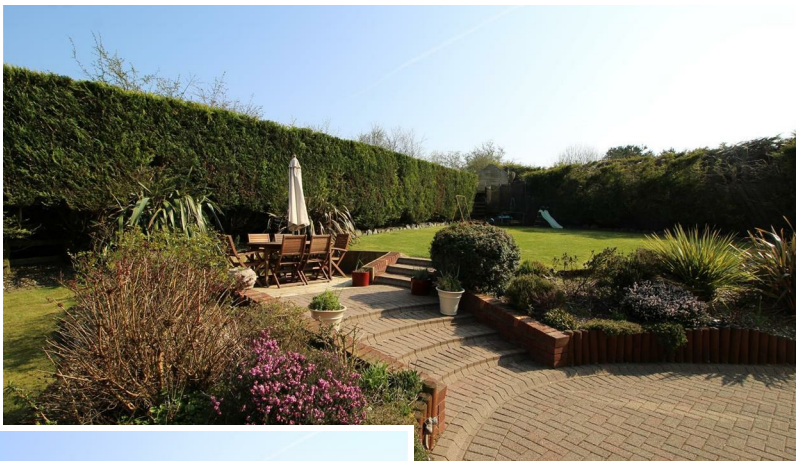
LUXURIOUS 4 PIECE FAMILY BATHROOM

Comprising semi-pedestal wash hand basin. Button flush WC. Modern freestanding bath. Open shower enclosure with drench style shower. Fully tiled walls. Tiled floor.



Outside

Large garden to front in lawn stocked with a variety of shrubs, Extensive brick paved driveway to side with parking forecourt suitable for a variety of vehicles to INTEGRAL GARAGE.
Extensive private garden to rear in lawn screened by mature trees. Brick paved walkway with patio/courtyard area perfect for family barbecues and evening entertaining.



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		
(69-80) C		
(55-68) D	52	54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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