

9 Craiglunds Manor, Newtownabbey, BT36 5FG



- *Detached Villa*
- *3 Bedrooms*
- *1+ Receptions*
- *Luxury Shaker Kitchen/Dining Aspect*
- *1st Floor 4 Piece Family Bathroom*
- *Prime Mature Corner Site*
- *Large Detached Garage / Extensive Parking Area to Side*
- *PVC Double Glazed Windows / Oil Fired Central Heating*
- *Popular Residential Location*
- *Cul De Sac Position*

PRICE Offers Over £159,950

Positioned within a popular residential location enjoying close road links to A8 this well presented Detached Villa enjoys a prime corner site with extensive parking facilities, a quite cul de sac position and a recently installed modern shaker Kitchen with dining aspect. 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

Ground Floor

Mahogany effect PVC double glazed front door into Entrance Hall.

LOUNGE 16'6 x 11'8

Attractive period style marble fireplace with wooden surround. Dual wall light facility.

BEDROOM 3 10' x 8'9

(Can be used as 2nd Reception if required)

MODERN SHAKER KITCHEN WITH DINING ASPECT 16'6 x 13'8

Equipped with a comprehensive range of high and low level shaker style units with contrasting worksurfaces. 1 1/2 drainer sink unit. Integrated oven with 4 ring hob. Overhead extractor fan housed in canopy. Space for fridge/freezer. Plumbed for washing machine. Part tiled walls.

First Floor

BEDROOM 1 17'3 x 11'8

BEDROOM 2 13'1 x 9'4

1ST FLOOR 4 PIECE FAMILY BATHROOM

Comprising panelled bath. Button flush WC. Pedestal wash hand basin. Step-in shower enclosure. Part tiled walls.

Outside

Neat garden to front and side in lawn. Extensive lawn area to side suitable for a variety of vehicles.

DETACHED GARAGE 17'10 x 9'11

Private enclosed garden to rear in lawn screened by perimeter fence.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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