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# 9 Craiglands 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



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.





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#### **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.

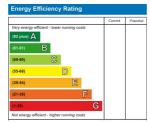
## **Outside**

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.









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