

1 Earlsfort, Newtownabbey, BT39 9AH



PRICE Offers Around £275,000

Beautifully presented this recently constructed attractive double fronted Detached family home enjoys a well planned living layout incorporating an open plan contemporary Kitchen with living/dining aspect, a superb Sun Lounge and a luxurious 4 piece family Bathroom. With heavy trusses installed in roofspace a further two Bedrooms are available if required subject to appropriate approvals. Externally the rear courtyard style Garden has been professionally hard landscaped with brick paviours and 3G grass for easy maintenance. An early viewing is 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 Carmony Road
BT36 6HN
Tel: (028) 9083 0803

- **Impressive Detached Family Home**
 - **4 Bedrooms / 3 Reception**
 - **Luxurious Contemporary Kitchen**
 - **Superb Sun Lounge**
 - **Private Professionally Landscaped Rear Garden**
 - **Luxurious Family Bathroom**
 - **Modern Ensuite Shower Room**
 - **Furnished Modern Cloakroom / Utility Room**
 - **Heavy Trusses in Roofspace for 2nd Floor Conversion**
 - **Prime Corner Site**

Ground Floor

Front door into well presented Entrance Hall with tiled floor. Understairs storage cupboard.

LOUNGE 16'6 x 10'5

Cast iron stove with slate hearth.

FAMILY ROOM 16'6 x 10'5

Presently used as Playroom.



Twin french doors into:

LUXURIOUS CONTEMPORARY KITCHEN WITH DINING ASPECT 21'3 x 13'1

Equipped with a comprehensive range of high and low level modern fitted units with contrasting worksurfaces. Single drainer sink unit with mixer tap. Integrated eye level oven and microwave. Separate induction 4 ring hob. Overhead extractor fan. Twin built in fridge/freezers. Tiled floor. Feature bay window. Open plan into:

SUN LOUNGE 12'1 x 9'8

Tiled floor. PVC double glazed french doors to private garden.



UTILITY ROOM 6'0 x 5'6

Fitted with a range of matching modern units. Single drainer sink unit. Plumbed for dishwasher. Tiled floor.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin. Button flush WC. Tiled floor.

First Floor

Gallery Landing area. Access to roofspace via slingsby style ladder. Suitable for 2nd floor conversion if accommodation required.

BEDROOM 1 14'3 x 10'5

MODERN ENSUITE

Comprising 1/4 rounded shower cubicle. Wash hand basin in modern vanity unit. Button flush WC. Tiled floor. Complementary wall tiling.



BEDROOM 2 12'8 x 10'5

BEDROOM 3 9'8 x 8'7

BEDROOM 4 8'9 x 7'9

LUXURIOUS 4 PIECE FAMILY BATHROOM

Comprising bath with shower attachment. Button flush WC. Wash hand basin in modern vanity unit. 1/4 rounded shower enclosure. Tiled floor. Complementary wall tiling.



Outside

Neat well maintained garden to front and side in lawn screened by railings. Brick paved walkway to front and side. Parking forecourt to side. Pedestrian gate to extensive private professionally hard landscaped garden to rear in brick paviours and 3G grass. Outside store room.



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 | | 85 | 85 |
| (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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