

29 Hedgelea Avenue, Newtownabbey, BT37 0WW



PRICE Offers Around £235,000

Positioned in a quiet cul de sac within a highly regarded award winning development this attractive double fronted family home will interest the young family searching for a home with a well planned living layout including a Sun Lounge, Ensuite Shower Room and furnished Cloakroom. With a high level of demand anticipated 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

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

- Detached Family Home
- 4 Bedrooms / 2+ Receptions
- Bright Spacious Sun Lounge
- Master Bedroom Ensuite Shower Room
- Modern Family Bathroom Suite
 - Furnished Cloakroom
 - Detached Garage
- PVC Double Glazed Windows / Oil Fired Central Heating
- Highly Regarded Award Winning Development
 - Cul De Sac Position

Ground Floor

Front door into well presented Entrance Hall. Tiled floor.

FURNISHED CLOAKROOM

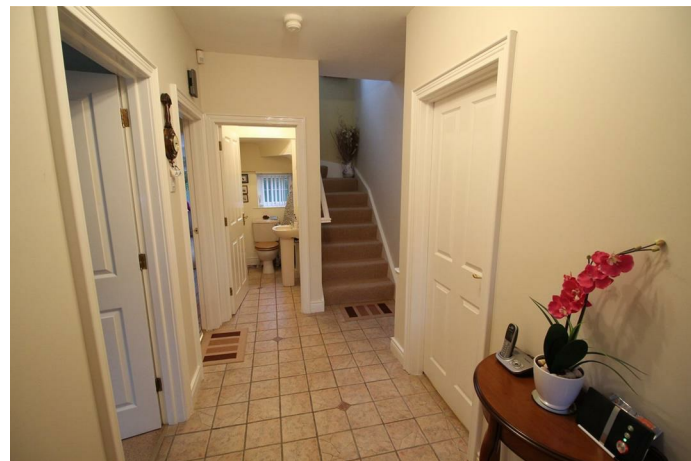
Comprising low flush WC. Pedestal wash hand basin. Tiled floor.

LOUNGE 21'0 x 12'4

Attractive rustic brick fireplace with solid wooden mantle with gas fire. Exposed hardwood flooring. Dual window aspect.

FAMILY ROOM 11'6 x 9'9

Corniced ceiling.



MODERN KITCHEN WITH CENTRE ISLAND 11'6 x 10'7

Equipped with a comprehensive range of high and low level beech effect shaker style fitted units. Fixed centre island with breakfast bar style return. Inlaid single drainer sink unit with mixer tap. Integrated oven with separate 4 ring gas hob. Overhead extractor fan. Plumbed for washing machine. Integrated fridge/freezer. Exposed hardwood flooring. Open plan into:

SUN LOUNGE 11'1 x 11'0

PVC double glazed door to Garden.



First Floor

BEDROOM 1 11'10 x 11'3

Exposed hardwood flooring. Wall to wall fitted mirrored sliderobes.

ENSUITE SHOWER ROOM

Comprising low flush WC. Pedestal wash hand basin with tiled splashback. Fully tiled large shower enclosure with electric shower.

BEDROOM 2 11'1 x 7'8

Fitted wall to wall fitted sliderobe. Exposed hardwood flooring.



BEDROOM 3 9'4 x 8'6

Exposed hardwood flooring. Fitted wall to wall mirrored sliderobe.

BEDROOM 4 9'6 x 8'9

Exposed hardwood flooring.

FAMILY BATHROOM

White bathroom suite comprising panelled bath with telephone shower attachment with tiled splashback. Pedestal wash hand basin. Low flush WC.



Outside

Neat garden to front in lawn. Driveway to side with parking forecourt providing ample parking to DETACHED MATCHING GARAGE. Private enclosed garden to rear in lawn screened by perimeter fence with paved patio area and walkways stocked with a variety of shrubs.



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		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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