

37 Meadowlands, Newtownabbey, BT37 0UR



PRICE Offers Around £294,950

Positioned within a highly regarded established Development on a mature prime corner site within a quiet cul sac. This spacious Detached family home enjoys a well planned living layout incorporating 4 Bedrooms, 2 Ensuite Shower Rooms, 3 Receptions plus Sun Lounge. Externally there is an integral double Garage with brick paved parking forecourt and private enclosed gardens. 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

- **Impressive Detached Family Home**
 - **4 Bedrooms / 3 Receptions**
 - **Superb Sun Lounge**
 - **Two Ensuite Shower Rooms**
 - **Prime Corner Mature Site**
- **Integral Double Garage with Parking Forecourt**
 - **Furnished Cloakroom / Utility Room**
 - **Cul De Sac Position**
- **Highly Regarded Established Development**
 - **Well Presented Throughout**

Ground Floor

PVC double glazed front door with leaded glass inset and double glazed side screen into a spacious Entrance Hall. Quality exposed hardwood flooring extending into Family Room and Sun Lounge.

FURNISHED CLOAKROOM

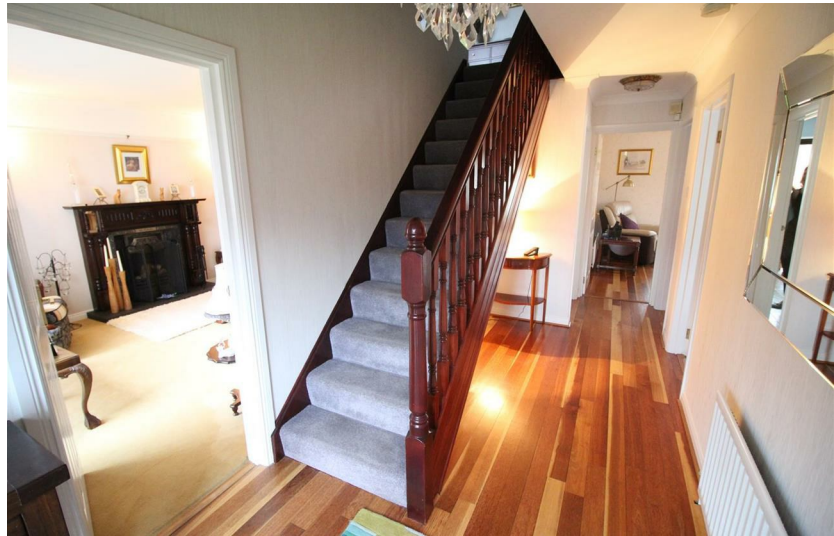
Comprising low flush WC. Pedestal wash hand basin. Tiled floor.

LOUNGE 16'0 x 11'8

Attractive period style cast iron fireplace with mahogany surround and slate hearth. Picture rail. Twin wall light facility.

DINING ROOM 12'2 x 10'6

Feature corner window.



FAMILY ROOM 13'1 x 11'0

Attractive marble fireplace with marble and granite hearth. Twin french doors into:

SUN LOUNGE 13'0 x 10'6

Twin french doors to garden and patio area.



KITCHEN WITH DINING ASPECT 15'6 x 11'0

Equipped with a comprehensive range of high and low level fitted 'shaded oak' units with contrasting worksurfaces. Coordinating single drainer sink unit with mixer tap. Twin leaded glass display cabinets. Open ended corner display. Space for freestanding cooker. Overhead extractor fan housed in matching canopy. Plumbed for dishwasher. Tiled floor. Complementary wall tiling. Sliding double glazed patio door to garden and patio area.

UTILITY ROOM 10'2 x 8'9

Fitted with a range of low level shaded oak units. Stainless steel single drainer sink unit. Plumbed for washing machine. Tiled floor. Service door into Integral Garage.



First Floor

Spacious landing area.

BEDROOM 1 14'2 x 13'1

ENSUITE

Comprising 1/4 rounded shower cubicle. Low flush WC. Pedestal wash hand basin. Tiled floor. Fully tiled walls.

BEDROOM 2 17'1 x 10'8

Fitted with an extensive range of bespoke modern bedroom furniture incorporating twin wardrobes with overhead storage, dressing table and fixed window seat. Laminate flooring. Dual window aspect.

DELUXE RECENTLY INSTALLED MODERN ENSUITE

Comprising button flush WC. Pedestal wash hand basin with monobloc tap. Shower enclosure with electric shower. Polished porcelain tiled floor. Fully tiled walls. Velux window.

BEDROOM 3 13'0 x 11'6

Laminate flooring. Presently used as Study.

BEDROOM 4 13'5 x 12'2
at max.

FAMILY BATHROOM

Comprising Jacuzzi style bath, Pedestal wash hand basin. Low flush WC. Feature panelled walls.



Outside

Neat well maintained garden to front and side stocked with a variety of trees and shrubs. Brick paved driveway to side with parking forecourt to INTEGRAL DOUBLE GARAGE 21'0 X 20'5 with TWIN up and over doors. Power and light. Private enclosed garden to rear in lawn screened by perimeter fence and stocked with a variety shrubs and trees. Private patio area perfect for family barbeques.



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		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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