

14 Coole Park, Newtownabbey, BT36 6JH



PRICE Offers Around £174,950

Positioned within a highly regarded established residential location this superbly presented Detached Chalet Bungalow enjoys a well planned versatile living layout adaptable for differing family requirements. Boasting a luxury shaker style Kitchen, luxury ground floor family Bathroom and modern first floor Shower Room this property will appeal to a broad range of purchasers 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

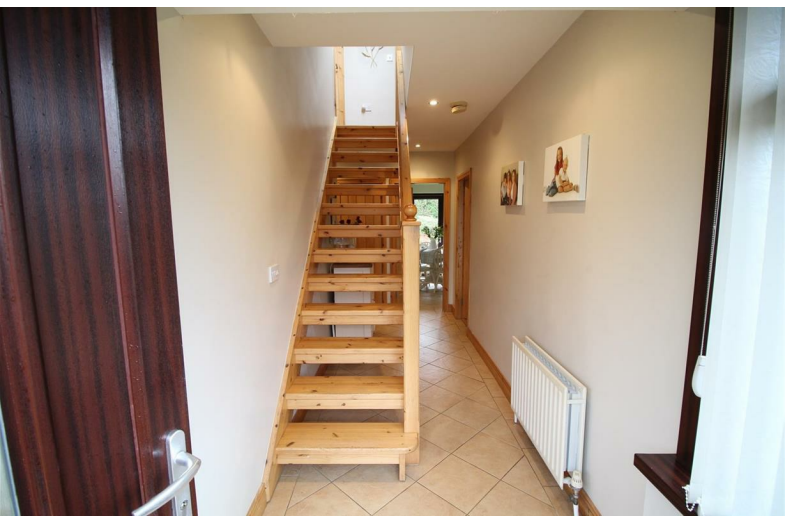
Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

- **Detached Chalet Bungalow**
 - **4/3 Bedrooms**
 - **1+ / 2 Receptions**
- **Highly Regarded Established Location**
- **Luxury Shaker Kitchen with Dining Aspect**
- **Luxury Family Bathroom / 1st Floor Modern Shower Room**
 - **Attached Garage with Utility Aspect**
 - **Private Mature Garden**
- **PVC Double Glazed Windows & Fascias / Oil Fired Central Heating**
 - **Beautifully Presented Throughout**

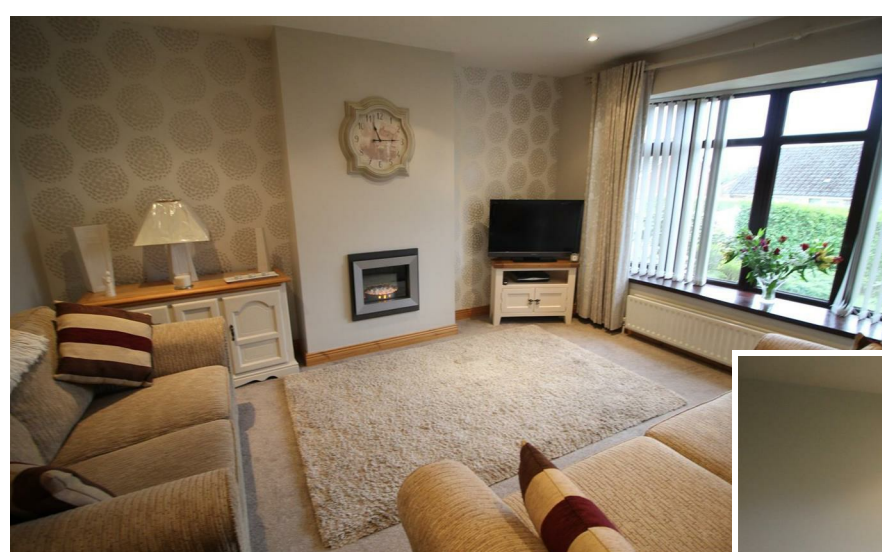
Ground Floor

Mahogany effect PVC double glazed front door with double glazed side screens into a well presented spacious Entrance Hall with tiled floor. Feature open tread staircase. Low voltage recessed lighting.



LOUNGE 15'9 x 11'10

into bay window. Feature wall mounted electric fire. Low voltage lighting.



OPEN PLAN LUXURY KITCHEN WITH DINING ASPECT 15'2 x 10'9

Equipped with a comprehensive range of high and low level shaker style units. Integrated eye level double oven. 4 ring hob with concealed overhead extractor fan. Integrated dishwasher. Single drainer sink unit with swan neck tap. 1/2 tiled walls. Tiled floor. Twin PVC double glazed french doors to garden and patio area. Low voltage recessed lighting.



BEDROOM 3 11'2 x 11'9

Low voltage recessed lighting.

BEDROOM 4 / FAMILY ROOM 13'4 x 7'3

Exposed oak flooring. Low voltage lighting.

LUXURIOUS FAMILY BATHROOM

Comprising button flush WC. Wash hand basin in vanity unit. Bath with shower attachment. Fully tiled walls with decorative trim. Tiled floor. Low voltage recessed lighting.



First Floor

BEDROOM 1 14'2 x 11'3

Access to undereave storage. Low voltage lighting.

BEDROOM 2 14'3 x 11'6

Access to undereave storage. Low voltage lighting.

MODERN SHOWER ROOM

Comprising button flush WC. Wash hand basin. Step-in shower enclosure. Fully tiled walls. Tiled floor.



Outside

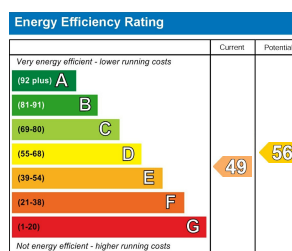
Neat well maintained garden to front stocked with a variety of shrubs. Paved driveway to side leading to: ATTACHED MATCHING GARAGE 15'7 X 9'10 - Subdivided to rear: UTILITY AREA 9'10 X 6'6 single drainer sink unit and plumbed for washing machine.

Private enclosed garden to rear in lawn screened by mature hedgerow. Paved patio area and walkway. Private enclosed paved patio area to side perfect for family barbeques.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.