

11 Ballycraigy Road, Newtownabbey, BT36 5ZZ



PRICE Offers Over £249,950

Positioned within a highly regarded established residential location this modern Detached family home enjoys a well planned contemporary living layout incorporating an open plan luxurious Kitchen with living/dining area, spacious Lounge, 4 Bedrooms with built in wardrobes and luxurious 4 piece family Bathroom. Boasting a high internal finish and specification throughout this home will interest the family searching for a property with a 'turnkey' style finish.

>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

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- Superb Detached Modern Family Home
 - 4 Bedrooms / 1+ Reception
- Contemporary Open Plan Kitchen with Living/Dining Aspect
 - Luxurious High Gloss Fitted Kitchen with Centre Island
 - Deluxe Ensuite Modern Shower Room
 - Deluxe 4 Piece Family Bathroom
 - Detached Garage / Utility Room
- PVC Double Glazed Windows / Gas Central Heating
 - Highly Regarded Residential Location

Ground Floor

Front door into spacious well presented Entrance Hall with tiled floor. Large double storage cupboard.

FURNISHED CLOAKROOM

Comprising semi-pedestal wash hand basin with monobloc tap. Button flush WC. Tiled floor.

LOUNGE 18'6 x 11'9

Feature wall with recess for flat screen television (television not included with feature lighting) Twin feature display alcoves.

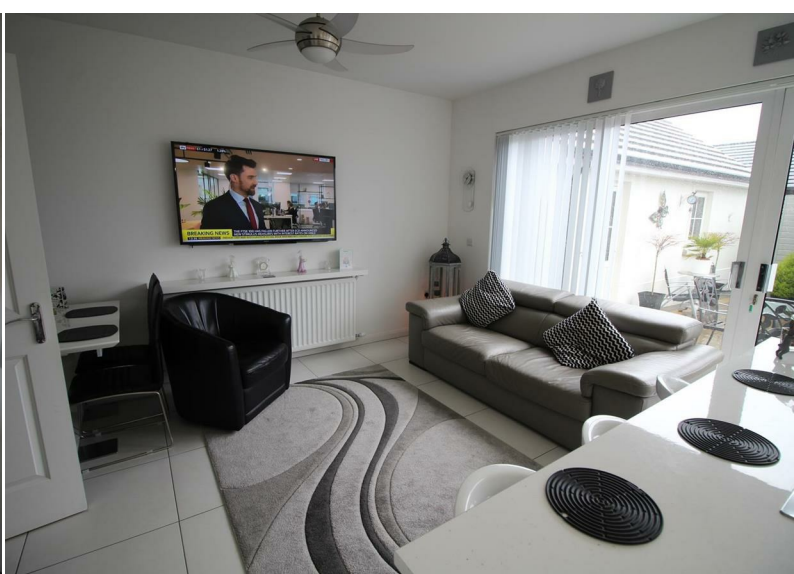


OPEN PLAN CONTEMPORARY KITCHEN 19'0 x 14'9

with Living/Dining aspect. Equipped with a comprehensive range of high and low level high gloss fitted units, fixed centre island with breakfast bar style return, retractable modern pop-up socket. Single drainer sink unit with mixer tap. Integrated eye level oven with 5 ring induction hob. Overhead extractor fan housed in stainless steel canopy. Integrated dishwasher. Plumbed for American style fridge/freezer. Tiled floor. Twin fixed glass screens with sliding double glazed patio door to courtyard style garden.

UTILITY ROOM 7'6 x 5'6

Fitted with a range of matching high gloss units. Single drainer sink unit. Plumbed for washing machine. Tiled floor. PVC double glazed door to side.



First Floor

BEDROOM 1 14'10 x 10'2

DELUXE ENSUITE

Comprising semi-pedestal wash hand basin with monobloc tap. Feature tiled accent wall with mirror. Button flush WC. Fully tiled shower enclosure with drench style shower.

BEDROOM 2 14'6 x 10'4

Built in double sliderobe.

BEDROOM 3 12'1 x 8'2

at max. Built in double sliderobe.

BEDROOM 4 9'1 x 8'2

Built in double wardrobe.

LUXURIOUS MODERN FAMILY BATHROOM

Comprising panelled bath. Semi-pedestal wash hand basin with feature tiled accent wall with mirror. Button flush WC. 1/4 rounded shower cubicle. Tiled floor.



Outside

Walled garden to front with ornamental railing. Twin gates to driveway and parking forecourt to DETACHED GARAGE 21'9 X 12'0 with roller shutter door, power and light. Floored storage loft area. Private hard landscaped garden to rear finished in brick paviours and screened by perimeter fence.



**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		83	83
(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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