

407A Antrim Road, Newtownabbey, BT36 5ED



PRICE Offers Over £385,000

Perfectly positioned just off the Antrim Road in Newtownabbey occupying a private exclusive gated site this well appointed extended 6 bedroom detached family home enjoys a lavish internal specification throughout including 2 luxury en suite bathrooms, a luxurious 4 piece family bathroom and master bedroom with fixed staircase to private dressing area. On the ground floor the property enjoys 2 private reception rooms with a superb open plan living/ kitchen/ dining area. Perfect for the family searching for their forever home within an enviable convenient location.

>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

- **Impressive Extended Detached Family Home**
- **6 Bedrooms**
- **3+ Receptions**
- **Superb Open Plan Living/ Kitchen/ Dining Area**
- **2 Luxurious En Suite Bathrooms**
- **Luxurious 4 Piece Family Bathroom**
- **Master Bedroom With Second Floor Dressing Area**
- **PVC Double Glazed Windows And Doors**
- **Gas Fired Central Heating**
- **Highly Regarded Established Location**



ACCOMMODATION

GROUND FLOOR

Feature covered open entrance porch in pitched pine with exposed brick pillars. Black coloured composite front door into a:-

ENTRANCE HALL

Beautifully presented spacious entrance hall with quality Travertine tiled floor extending into open plan kitchen, living and dining area to rear. Understairs storage cupboard.



GROUND FLOOR W.C

Modern white suite comprising low flush w.c. and pedestal wash hand basin with tiled splashback, Travertine fully tiled flooring.

FAMILY ROOM 18'5" x 10'2"

Attractive period style fireplace with painted wooden surround and stone hearth (presently used as playroom).

LOUNGE 15'5" x 11'6"

Attractive Inglenook exposed brick fireplace with ornate painted surround and slate hearth. Feature painted half panelled walls. Corniced ceiling. Six pane French sliding pocket doors into:-



LUXURY KITCHEN 24'0" x 12'6"

(Max) Equipped with a comprehensive range of high and low level cream coloured country style units with contrasting 'butchers' block style work surfaces. Open ended corner displays. Single drainer stainless steel sink unit with brass coloured antique style mixer taps. Space for freestanding range style cooker with overhead extractor housing in matching canopy. Plumbed for American style fridge freezer. Low voltage down lighting. Travertine fully tiled flooring. PVC double glazed French doors to private rear garden. Open plan through to:-

OPEN PLAN LOUNGE/ DINING/ LIVING AREA 41'1" x 11'2"

(At max) Feature floor to ceiling rustic brick fireplace with railway sleeper mantle and cast iron multi fuel stove with slate hearth. Low voltage down lights. Travertine tiled flooring.



BOOT ROOM/ HOME OFFICE 10'11" x 6'5"

Feature painted panelled walls with fixed high and low level storage boxes with bench style seating. Fixed writing desk. Open storage area. Ornate tiled floor. Corniced ceiling.



UTILITY ROOM 9'0" x 5'10"

Full range of matching cream coloured country style high and low level units and contrasting butchers block effect work surfaces and upstands. Inlaid stainless steel sink unit with mixer taps. Plumbed for washing machine and dryer. Travertine fully tiled flooring. Hardwood double glazed back door to rear. Feature part leaded glass door to kitchen.

FIRST FLOOR

LANDING

Wall light points. Access to loft. Hot press with pressurised water tank. Shelving above.

BEDROOM 2 13'11" x 11'7"

LUXURY CONTEMPORARY EN SUITE

Comprising wall push w.c. in walnut effect finish. Large shower enclosure with glazed door. Storage cupboard to either side. Pedestal wash hand basin with mono block tap. Polished porcelain tiled floor. Fully tiled walls with feature accent panels. Low voltage down light. Extractor fan.



BEDROOM 3 14'8" x 11'3"

(Max)

EN SUITE

Luxurious Victorian style suite comprising pedestal wash hand basin, low flush w.c. and fully tiled quadrant shower cubicle with thermo unit and sliding cubicle door. Painted half panelled walls. White heated towel rail. Wall light points. Low voltage down light.



BEDROOM 4

BEDROOM 5 12'7" x 10'8"

BEDROOM 6 14'10" x 10'8"



BATHROOM 10'5" x 7'6"

Luxury white suite comprising double ended deep sunk bath with polished chrome off set taps with telephone hand shower. Wall mounted flat screen TV. Low flush w.c. Fully tiled walkin shower cubicle with thermo unit and sliding glazed door. Low threshold tray. Feature bowl style wash hand basin with gold coloured taps set on curved granite plinth with storage below. White heated towel rail. Travertine tiled floor and part tiled walls. Twin wall light points. Low voltage down lights. Extractor fan.



BEDROOM 1 18'10" x 12'0"

Dual window aspect. Private staircase to second floor.

SECOND FLOOR

DRESSING ROOM/ EN SUITE (PLUMBING ONLY) 15'6" x 11'1"

Double glazed velux window. Plumbed for full en suite. Suitable for a variety of uses.



OUTSIDE

Feature private walled garden to front with electric sliding gate with entrance pillars and built in lighting.

Extensive pink stoned parking forecourt suitable for a variety of vehicles.

Paved walkway to side. Timber pedestrian gate to enclosed side area with paved pathway and low level walling.

Private secluded handlandscaped garden to rear screened by perimeter fence.


Artificial grass area. Paved private patio area and paved walkways.


Garden area perfect for evening entertaining and childrens safe play.

ATTACHED STORE ROOM 12'0" x 10'0"

Full range of shelving. PVC door. Power and light.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
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