

## 5 Hollybrook Grange, Newtownabbey, BT36 4ZP



- **Semi-Detached Chalet Villa**
- **3 Bedrooms**
- **1+ Reception**
- **Luxurious Contemporary Fitted Kitchen With Granite Work Surfaces**
- **Luxurious Four Piece Family Bathroom**
- **Extensive Private Rear Garden**
- **PVC Double Glazed Windows**
- **Gas Central Heating**
- **Cul De Sac Position Enjoying Open Aspect**

**PRICE Offers Over £168,500**

*Positioned within a popular convenient location within walking distance of local schools and public transport this spacious semi detached chalet villa has been extensively modernised creating a stylish home with a high end turnkey style finish. Boasting a luxurious contemporary kitchen and lavish four piece family bathroom and enjoying an extensive private rear garden an early viewing is highly recommended.*

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BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Coloured composite front door into:-

#### WELL PRESENTED ENTRANCE HALL

Quality exposed American Oak hardwood flooring with cherry inset. Understairs storage cupboard with new gas boiler.

#### LOUNGE 16'9 x 12'2

into boxed bay window. Attractive cast iron wood burning stove with tiled hearth. Quality exposed American Oak hardwood flooring with cherry inset.

#### OPEN PLAN LUXURIOUS KITCHEN/ DINING AREA 20'0" x 9'1"

Equipped with a comprehensive range of high and low level modern fitted units in matt finish with contrasting granite work surfaces and upstand. 'Franke' stainless steel sink unit. Integrated appliances including fridge freezer, washing machine, 'Siemens' double oven, 4 ring hob with overhead extractor fan. Polished porcelain tiled floor. Twin French PVC double glazed doors to patio and garden.

### FIRST FLOOR

#### BEDROOM 1 14'0 x 8'8

#### BEDROOM 2 12'0 x 11'0

#### BEDROOM 3 10'0 x 10'0

At max. Velux window.

#### LUXURIOUS FOUR PIECE FAMILY BATHROOM

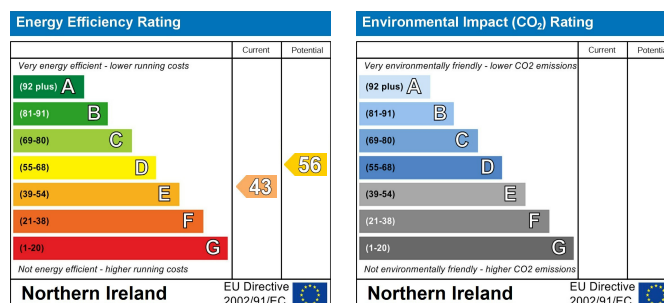
Comprising freestanding bath with wall mounted shower attachment, button flush w.c. and quarter rounded shower cubicle. Wash hand basin in modern vanity unit with mono block tap. Porcelain tiled floor. Feature accent tiled wall.

### Outside

Neat well maintained garden to front.

Tarmac driveway to front with ample parking.

Paved patio area to rear leading to extensive private rear garden. Screened by perimeter fence.



### IMPORTANT NOTE TO ALL PURCHASERS:

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