

## **4 Kimberley Drive, Newtownabbey, BT36 6NB**



- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Open Plan Contemporary Luxury Kitchen/ Diner
- Modern Utility Room/ Downstairs W.C.
- Deluxe Modern Shower Room
- PVC Double Glazing
- Gas Heating
- Private Driveway & Enclosed Gardens



**PRICE Offers Over £144,950**

*This extended and beautifully presented semi detached is positioned in a highly regarded residential area just off the Beverley Road close to local amenities including schools, shops and public transport.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
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Tel: (028) 9334 0726

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

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate flooring.

#### LOUNGE 14'9" x 12'3"

Wood laminate flooring. Double doors into:-

#### CONTEMPORARY KITCHEN/ DINING ASPECT 18'1" x 10'9"

Comprehensive range of high and low level modern fitted units with contrasting worktops. Integrated eye level stainless steel double oven, hob and extractor fan. American style fridge / freezer space. Fixed centre island unit with breakfast bar style return. Tiled floor. Radiator. Open to dining/ family room.

#### DINING ROOM 14'7" x 6'5"

Tiled floor. Radiator.

#### REAR HALL

Tiled floor. PVC double glazed side door.

#### UTILITY ROOM

Excellent range of matching high and low level modern units with contrasting worktops. Stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer. Tiled floor.

#### MODERN FURNISHED CLOAKROOM

Low flush WC and pedestal wash hand basin. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roofspace. Storage cupboard with gas boiler.

#### BEDROOM 1 11'11" x 10'2"

Built in wardrobes. Radiator.

#### BEDROOM 2 10'1" x 9'1"

Radiator.

#### BEDROOM 3 9'0" x 7'8"

Radiator.

#### SHOWER ROOM

Fully tiled shower cubicle, thermostatic shower, vanity unit, Low flush w.c, pedestal wash hand basin, tiled floor and chrome heated towel radiator.

### OUTSIDE

Tarmac driveway to side.

Hard landscaped garden to front. Private garden to rear with plastic grass screened by perimeter fence with feature corner decked area.

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

### IMPORTANT NOTE TO ALL PURCHASERS:

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

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