

23 Collinward Drive, Newtownabbey, BT36 6DR



- **Modern Semi Detached**
- **3 Bedrooms/ 2 Reception Rooms**
- **Luxury Modern Gloss Fitted Kitchen**
- **Contemporary Luxury Shower Room**
- **Cul De Sac Position/ Highly Regarded Location**
- **Gas Central Heating**
- **Beautifully Presented Throughout**
- **PVC Double Glazed Windows**
- **Driveway To Side**
- **Private Enclosed Mature Garden To Rear**

PRICE Offers Over £149,950

Positioned within a quiet cul de sac in a highly regarded residential location close to schools, shops and public transport. Beautifully presented throughout incorporating a luxurious gloss modern kitchen, contemporary luxury shower room and a private enclosed mature garden. 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

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

Understairs storage/ utility cupboard plumbed for washing machine.

French door into:-

LOUNGE 12'7" x 12'8"

Quality walnut effect laminate flooring extending through twin doors into:-

DINING ROOM 10'0" x 10'9"

Open plan through to

LUXURY MODERN GLOSS KITCHEN 11'0" x 9'1"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mono block style mixer tap. A host of integrated appliances including oven with four ring gas hob, overhead extractor housed in stainless steel canopy with glass hood and dishwasher. Tiled floor. Complementary wall tiling.

FIRST FLOOR

BEDROOM 1 12'10" x 11'6"

Ash effect laminate flooring.

BEDROOM 2 11'3" x 11'10"

Walnut effect laminate flooring. Fitted three bay mirrored sliderobe.

BEDROOM 3 7'0" x 8'5"

Presently used as study/ office. Quality walnut effect laminate flooring.

LUXURIOUS SHOWER ROOM

Comprising Modern vanity unit with mono block tap, button flush w.c. and large open shower enclosure with Drench style shower. Tiled floor. Fully tiled walls. Velux window.

OUTSIDE

Neat garden to front.

Driveway to side with ample parking.

Private well maintained hard landscaped garden to rear stocked with a variety of shrubs and plants.

Feature raised decked area ideal for summer bar-be-ques.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
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.

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.