

## **6 Knockview Manor, Newtownabbey, BT36 6FE**



- Impressive Detached Family Home
- 4 Bedrooms
- 2+ Reception Rooms
- Highly Regarded Established Location
- Beautifully Presented Throughout
- Luxury Gloss Kitchen With Dining/ Living Aspect
- Furnished Cloakroom/ Utility Room
- Integral Garage With Parking Forecourt
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Luxury Shower Room/ Deluxe En Suite

**PRICE Offers Over £265,000**

*Beautifully presented throughout this spacious 4 bedroom detached family home enjoys a well planned living layout of approximately 1650 sq ft incorporating an open plan luxury kitchen with living/ dining aspect, 2 reception rooms, contemporary first floor shower room plus en suite. Positioned within a quiet cul de sac enjoying an unspoilt open aspect an early viewing is highly recommended.*

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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**

#### **OPEN COVERED ENTRANCE PORCH**

PVC double glazed front door with double glazed side screen into:-

#### **WELL PRESENTED SPACIOUS ENTRANCE HALL**

Quality oak strip flooring.

#### **UNDERSTAIRS STORAGE CUPBOARD**

#### **FURNISHED CLOAKROOM**

Comprising wash hand basin with mono bloc tap in modern vanity unit and button flush w.c.

Twin French doors into:-

#### **LOUNGE 17'1" x 12'0"**

Attractive period style cast iron fireplace with painted wooden surround. Solid oak flooring.

#### **FAMILY ROOM 12'10" x 12'3"**

Solid oak flooring.



#### **OPEN PLAN LUXURY KITCHEN/ LIVING/ DINING ASPECT 17'6" x 14'0"**

At max. Equipped with a comprehensive range of high and low level gloss fitted units with complementary quartz work surfaces. Inlaid stainless steel sink unit with swan neck tap. Integrated eye level oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood. Fridge freezer. Porcelain tiled floor. Double glazed conservatory style bay return.



#### **UTILITY ROOM 6'8" x 5'6"**

Fitted with a range of high and low level units. Plumbed for washing machine. PVC double glazed door to side.



## FIRST FLOOR

### LANDING

Access to loft with fixed fold away ladder.

### BEDROOM 1 17'4" x 12'2"

Laminate flooring.

### MODERN EN SUITE

Comprising button flush w.c, step in shower enclosure and pedestal wash hand basin. Velux window.

### BEDROOM 2 15'0" x 9'8"

Into bay window. Fitted wall to wall built in wardrobes.



### BEDROOM 3 14'2" x 9'10"

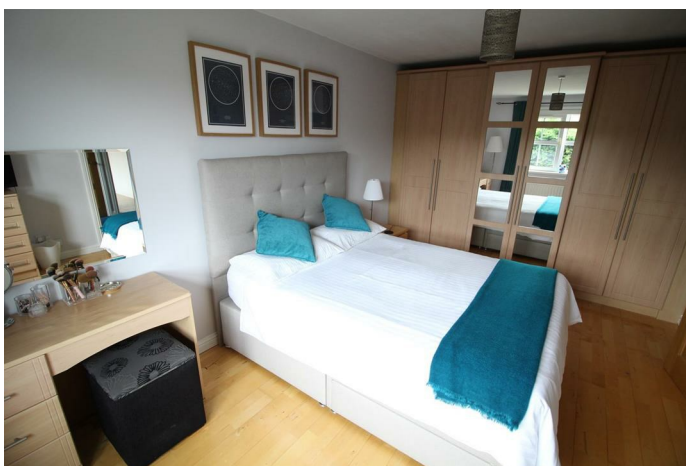
Wall to wall fitted wardrobes.

### BEDROOM 4 12'0" x 10'3"

At max. Wall to wall fitted wardrobes.

### LUXURY SHOWER ROOM

Comprising wash hand basin in modern vanity unit, button flush w.c. and open large shower enclosure with Drench style shower. Complementary wall tiling. Tiled floor.



### OUTSIDE

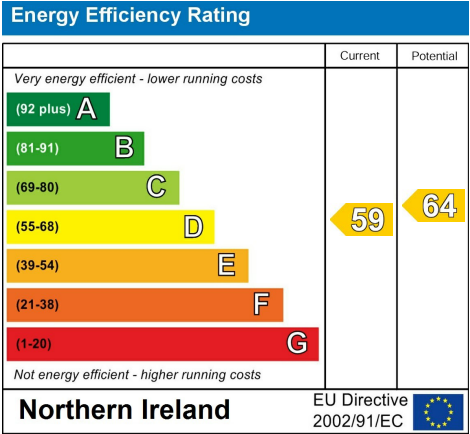
Neat garden to front in lawn.

Driveway to front with ample parking to:-

### INTEGRAL GARAGE

Power and light.

Private enclosed garden to rear screened by perimeter fence. Laid in neat lawn with feature decked area and raised decked terrace area. Perfect for family barbeques.



**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

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