

6 Park Manor, Newtownabbey, BT36 4QH



- Impressive Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Superb PVC Double Glazed Conservatory
- Extensive Private Mature Site
- Highly Regarded Established Development
- Detached Double Garage
- Double Glazed Windows/ Oil Fired Central Heating
- Farmhouse Style Kitchen/ Dining Aspect
- En Suite Off Master Bedroom

PRICE Offers Over £278,950

Positioned within a highly regarded established select development this spacious detached family home enjoys a well planned versatile living layout incorporating 4 bedrooms, 3 receptions, kitchen with dining aspect and en suite shower room. Externally the property benefits from extensive private mature gardens to both front and rear, a detached double garage plus a large private parking forecourt with separate driveway.

>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:-

ENTRANCE PORCH

With tiled floor. Entrance door into:-

RECEPTION STYLE HALL 14'6" x 11'4"

At max. Quality hardwood flooring extending through principal rooms. Understairs cloak/ storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush w.c. and wash hand basin. Fully tiled walls. Tiled floor.

LOUNGE 18'1" x 13'0"

Attractive period style fireplace with ornate tiled inset Granite hearth and mahogany surround. Dual window aspect

DINING ROOM 14'6" x 11'0"



FAMILY ROOM 13'1" x 11'0"

Laminate flooring. Twin French doors into:-

SUPERB PVC DOUBLE GLAZED CONSERVATORY 12'3" x 12'0"

Twin French PVC double glazed doors to garden.

FARMHOUSE STYLE FITTED KITCHEN/ DINING AREA 18'0" x 11'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Coordinating sink unit. Integrated dish washer and fridge freezer. Space for freestanding cooker. Glass display cabinet. Open ended corner displays. Part tiled walls and tiled floor.



UTILITY ROOM 11'0" x 4'6"

Single drainer sink unit. Plumbed for washing machine. Door to garden.

FIRST FLOOR

BEDROOM 1 14'10" x 11'0"

Fitted with a range of bedrooms units with matching overhead storage units.

EN SUITE

Comprising pedestal wash hand basin, low flush w.c. and step in shower cubicle. Tiled floor. Fully tiled walls.

BEDROOM 2 12'0" x 11'0"



BEDROOM 3 10'6" x 10'0"

Laminate floor.

BEDROOM 4 10'6" x 8'0"

Laminate floor.



WHITE BATHROOM SUITE

Comprising panelled bath with fixed folding screen with telephone shower attachment, button flush w.c. and pedestal wash hand basin. Part tiled walls. Tiled floor.



OUTSIDE

Extensive private garden to front in twin neat lawns.
Sweeping driveway to parking forecourt. Driveway at side to:-

DETACHED DOUBLE GARAGE 17'8" x 17'1"

Power and light.

Private mature gardens to rear laid in lawn.
Screened by perimeter fence and mature trees.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(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.

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