

13 St Annes Crescent, Newtownabbey, BT36 5JZ



- **Impressive Detached Bungalow**
- **3 Bedrooms/ 1 Reception Room**
- **Luxurious Contemporary Kitchen With Dining Aspect**
- **Modern Deluxe Bathroom**
- **Deluxe En Suite Shower Room**
- **Established Residential Location**
- **PVC Double Glazed Windows**
- **Oil Fired Central Heating**
- **Detached Garage With Ample Parking Space**
- **Beautifully Presented Throughout**

PRICE Offers Over £195,000

Positioned within a highly regarded established location on a large private site. This attractive detached bungalow has been extensively modernised throughout by the present vendors with works including new roof, luxury fully fitted kitchen, en suite shower room and new internal doors and floor coverings. With demand high 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

Gray coloured composite front door with double glazed side screen into:-

ENTRANCE PORCH

Quarry tiled floor.

Twin oak glazed doors into:-

SPACIOUS ENTRANCE HALL

Oak effect laminate strip flooring. Access to roof space via slingsby ladder. Suitable for conversion (Subject to approvals).

LOUNGE 13'0" x 11'4"

Attractive horse shoe style cast iron fireplace with polished granite hearth. Piped for gas fire. Coved ceiling.

BEDROOM 1 12'7" x 10'10"

Modern three bay fitted sliderobes.

DELUXE EN SUITE

Comprising wash hand basin in modern vanity unit, button flush w.c. and step in shower cubicle. Complementary wall tiling. Tiled floor.

LUXURIOUS CONTEMPORARY KITCHEN/ DINING ASPECT 15'1" x 9'6"

Equipped with a comprehensive range of high and low level gloss fitted units with co-ordinating quartz work surfaces. Inlaid stainless steel sink unit with swan neck mixer tap. A host of integrated appliances including oven, separate 4 ring hob concealed with overhead extractor fan, fridge freezer, washing machine and dishwasher. Tiled floor. PVC double glazed door to patio and garden.

MODERN FAMILY BATHROOM

Comprising panelled bath with shower attachment, button flush w.c and wash hand basin in modern gloss white vanity unit with mono block tap. Tiled floor. Fully tiled walls. Low voltage lighting.

BEDROOM 2 9'3" x 8'3"

BEDROOM 3 10'6" x 12'6"


OUTSIDE

Neat well maintained garden to front.

Large driveway to front with ample parking leading to:-

DETACHED GARAGE

Private enclosed garden to rear screened by perimeter fence laid in neat lawn with brick paved patio area. Perfect for babeques etc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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