

# 14 Birch Dale, Newtownabbey, BT36 5ZA



- Detached Chalet Villa
- 4 Bedrooms/ 3 Reception Rooms
- Highly Regarded Established Location
- Luxury Contemporary Kitchen/ Dining Aspect
- Luxury Modern Family Bathroom
- Integral Garage With Parking Forecourt
- Private Enclosed Garden To Rear
- Beautifully Presented Throughout
- PVC Double Glazed Windows
- Natural Gas Central Heating

**PRICE Offers Over £249,950**

*Positioned within a highly regarded established residential development. This spacious 4 bedroom detached chalet villa enjoys a flexible living layout incorporating 3 receptions, luxury modern kitchen with dining aspect and modern four piece family bathroom with freestanding bath. With a high level of demand anticipated an early viewing is recommended.*

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

## ACCOMMODATION

### GROUND FLOOR

Golden oak PVC double glazed front door with double glazed side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Tiled floor.



#### FURNISHED MODERN CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin with mono block tap.

#### LOUNGE 18'4" x 12'0"

Feature modern wall mounted recessed gas fire. Quality laminate flooring. Coved ceiling.

#### DINING ROOM 12'0" x 10'0"

Tiled floor.



#### FAMILY ROOM 13'2" x 11'2"

Quality exposed hardwood flooring. Sliding double glazed patio doors to garden and patio.



## **LUXURY KITCHEN WITH DINING ASPECT 15'6" x 10'7"**

Equipped with a comprehensive range of high and low level fitted gloss units with contrasting work surfaces. Stainless steel single drainer sink unit with mono block tap. Integrated fridge freezer and dish washer. Space for freestanding Range style cooker. Overhead extractor fan with stainless steel canopy and glass hood. Tiled floor. Service door into integral garage.



## **FIRST FLOOR**

Access to floored roof space.

**BEDROOM 1 13'0" x 13'0"**

**BEDROOM 2 12'8" x 12'0"**

**BEDROOM 3 14'0" x 8'8"**

Velux window.

**BEDROOM 4 14'0" x 9'6"**

Velux window.

## **LUXURY FOUR PIECE FAMILY BATHROOM**

Comprising freestanding bath with shower attachment, quarter rounded shower cubicle, pedestal wash hand basin with mono block tap and button flush w.c. Tiled floor. Velux window.



## **OUTSIDE**

Private parking forecourt to front with ample parking.


**INTEGRAL GARAGE 24'0" x 10'0"**

With roller shutter door. Power and light. Plumbed for washing machine.

Neat garden to front in lawn.

Private enclosed garden to rear in lawn.

Screened by perimeter fence. Paved patio area.

| Energy Efficiency Rating                           |                            |  |
|--|----------------------------|--|
|  | Current                    | Potential  |
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92 plus) <b>A</b>                                 |                            |  |
| (81-91) <b>B</b>                                   | 75                         | 77   |
| (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>                                    |                            |  |
| <i>Not energy efficient - higher running costs</i> |                            |  |
| <b>Northern Ireland</b>                            | EU Directive<br>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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