

6 Old Throne Park, Newtownabbey, BT36 7SG



- Modern Detached Villa
- 4 Bedrooms
- 2+ Reception Rooms
- Open Plan Shaker Kitchen With Dining Aspect
- En Suite Shower Room
- Four Piece Family Bathroom
- Popular Established Residential Development
- Double Glazed Windows
- Oil Fired Central Heating
- Integral Garage

PRICE Offers Over £210,000

Positioned within a popular convenient location close to all local amenities. This 4 bedroom detached family home enjoys a well planned living layout incorporating 2+ reception rooms, modern shaker kitchen with informal dining aspect, en suite shower room and four piece family bathroom. Externally there are private enclosed gardens including an attached integral garage.

>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

PVC double glazed front door with coloured leaded glazed inset into:-

ENTRANCE HALL

Walnut effect laminate flooring.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin and low flush w.c.

LOUNGE 12'3" x 12'6"

Attractive period style fireplace with black slate effect tiled inset, matching hearth and marble effect ornate moulded surround.



FAMILY ROOM 9'6" x 10'2"

Walnut effect laminate flooring.

OPEN PLAN MODERN SHAKER KITCHEN/ DINING ASPECT 26'6" x 11'7"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Co-Ordinating single drainer sink unit with mixer tap. Integrated eye level oven with separate 4 ring hob and overhead extractor fan housed in canopy. Twin glazed display cabinet. Integrated dishwasher. Twin PVC double glazed door to garden.



UTILITY ROOM 9'1" x 6'1"

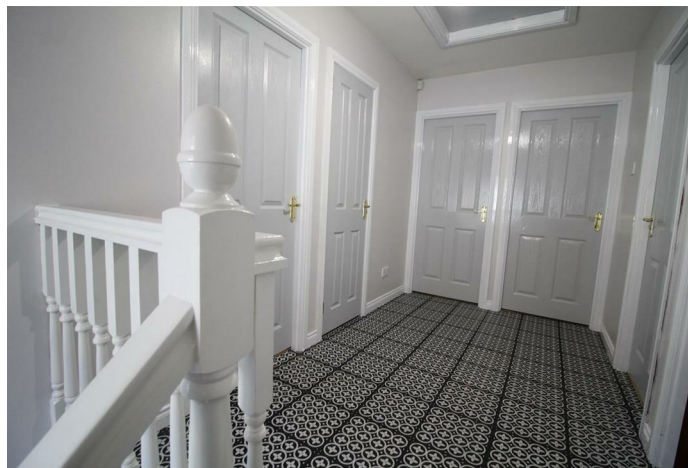
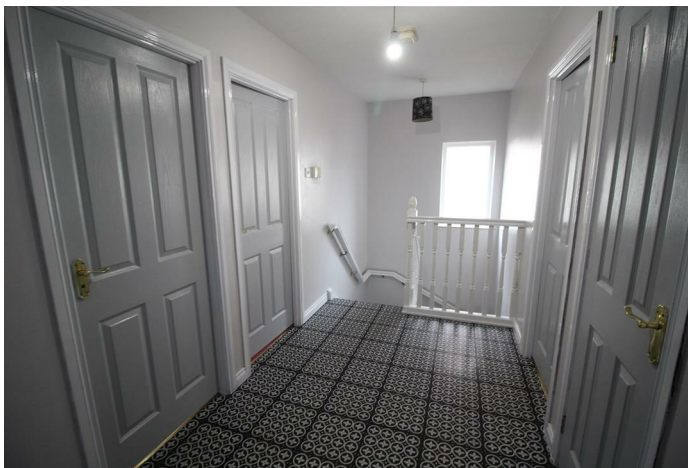
Single drainer sink unit. Plumbed for washing machine. Part tiled walls. PVC double glazed door to garden. Service door to:-

INTEGRAL GARAGE 18'6" x 9'1"

With up and over door. Power and light.

FIRST FLOOR

LANDING



BEDROOM 1 12'8" x 11'8"

Fitted with a range of extensive built in bedroom furniture.

EN SUITE

Comprising pedestal wash hand basin, low flush w.c. and step in shower cubicle.

BEDROOM 2 10'1" x 9'6"

Fitted built in wardrobes with overhead storage.

BEDROOM 3 9'8" x 11'6"

BEDROOM 4 8'6" x 10'2"



FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, pedestal wash hand basin, low flush w.c. and step in shower cubicle. Fully tiled walls. Low voltage lighting.




OUTSIDE

Neat garden to front fully paved in brick pavers.

Driveway to side with parking area to integral garage.

Private enclosed garden to rear in lawn screened by perimeter fence.

Paved patio area plus raised decked area.

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

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