

63 Sherwood Avenue, Newtownabbey, BT36 5GF



- **Modern Detached Chalet Villa**
- **4 Bedrooms**
- **2+ Reception Rooms**
- **Luxurious Kitchen With Living / Dining Aspect**
- **De Luxe Ensuite Shower Room**
- **Luxurious 4 Piece Modern Bathroom**
- **Detached Garage With Spacious Driveway**
- **PVC Double Glazed Windows / Gas Central Heating**
- **Beautifully Presented Throughout**
- **Prime Private Corner Site**

PRICE Offers Over £268,950

Beautifully presented throughout this Modern Detached Chalet enjoys a well planned living layout incorporating 4 well proportioned bedrooms, a luxury walnut effect shaker kitchen with living / dining aspect, contemporary 4 piece family bathroom and deluxe en suite shower room. Externally there is a private enclosed south facing rear garden with a matching detached garage. Perfect for the family looking for a popular convenient location at a realistic price. With a high level of interest anticipated 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

uPVC Double Glazed front door with Double Glazed side screens into:-

ENTRANCE HALL

With quality porcelain tiled floor extending into cloakroom, kitchen / dining aspect and family room.

FURNISHED MODERN CLOAKROOM

Comprising pedestal wash hand basin and mono bloc taps and button flush w.c.

LOUNGE 14'10" x 11'8"

Inglenook style fireplace with inset cast iron multi fuel stove with slate hearth. Quality laminate strip flooring. Dual window aspect.

LUXURIOUS WALNUT EFFECT FITTED KITCHEN WITH LIVING / DINING ASPECT 20'0" x 11'8"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Integrated eye level stainless steel Neff double oven and Siemens microwave. Separate 4 ring gas hob with overhead extractor fan housed in stainless steel canopy, glass hood with stainless steel splashback. Fixed breakfast bar return for casual dining. Understairs storage cupboard. Low voltage lighting.

FAMILY/ DINING ROOM 13'6" x 12'0"

Sliding double glazed patio doors to garden.



FIRST FLOOR

BEDROOM 1 11'9" x 11'9"

Quality laminate flooring. Fitted bespoke double wardrobe.

DELUXE EN SUITE

Recently installed -Comprising quarter rounded shower cubicle, button flush w.c and pedestal wash hand basin with mono bloc taps in modern vanity unit. Complimentary wall tiling and tiled floor.



BEDROOM 2 12'8" x 8'1"

Quality laminate flooring. Velux window (plus alcove).

BEDROOM 3 12'0" x 8'2"

Quality laminate flooring. At max.

BEDROOM 4 8'3" x 8'3"

Quality laminate floor.



LUXURY FOUR PIECE FAMILY BATHROOM

Comprising bath with central taps, pedestal wash hand basin with mono bloc taps, quarter rounded shower cubicle and button flush w.c. Complimentary wall tiling and tiled floor. Low voltage lighting.



OUTSIDE

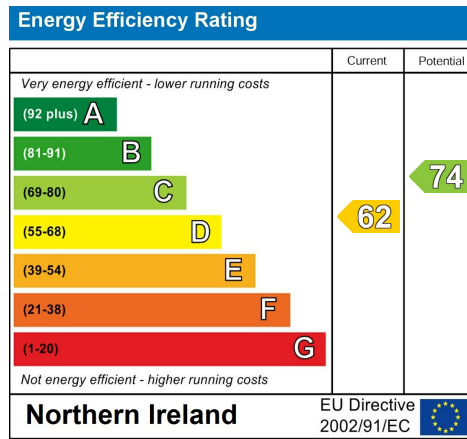
Neat garden to front and side in lawn.

Extensive driveway with parking forecourt leading to twin gates for secure parking area to:

DETACHED GARAGE 18'0" x 12'0"

With roller door. Power and light. Utility Aspect with wall to wall fitted gloss units, plumbed for washing machine and vented for tumble dryer.

Private enclosed garden to rear screened by perimeter wall. Part paved patio and walkways.



IMPORTANT NOTE TO ALL PURCHASERS:
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