

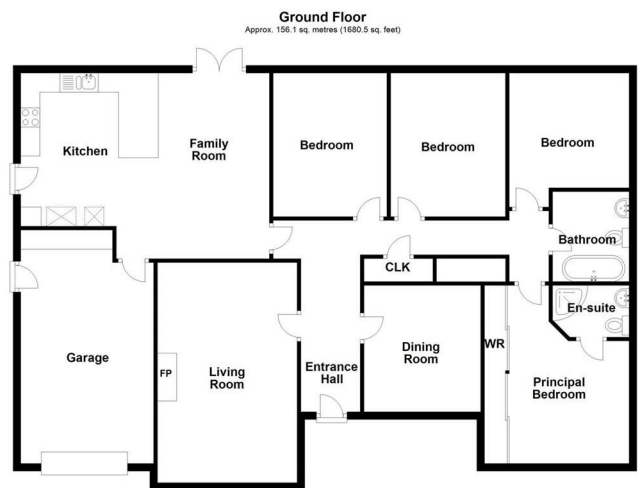


## 15 Mulberry Crescent, Newtownabbey, BT37 0GP

- Detached Bungalow
- Lounge; Separate Dining Room
- Family Bathroom With White Suite
- Generous Sized Private Driveway
- Rural Views Towards Knockagh
- Four Bedrooms; Principal With En Suite
- Kitchen Through Living / Dining Room
- Oil Heating; Double Glazing
- Integral Garage; Gardens Front and Rear
- Convenient Location; Immaculately Presented

Offers Over £265,000

EPC Rating D



15 Mulberry Crescent, Newtownabbey, BT37 0GP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, double glazed, front door with matching side screen. Timber flooring. Access to store, hot press and roof space. Glass panelled doors to lounge, dining room and kitchen.

#### LOUNGE 19'2" x 12'2"

Picture window to front elevation enjoying rural views towards Knockagh. Open fire in cast iron fireplace with granite hearth and timber surround. Timber flooring.

#### DINING ROOM 10'8" x 10'0"

Picture window to front elevation enjoying rural views. Timber flooring.



## KITCHEN THROUGH LIVING / DINING ROOM

### widest points

Luxury fitted kitchen with range of high and low level storage units and contrasting solid granite work surface and matching breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit. Touch screen ceramic hob with granite splash back and extractor hood over. Integrated double oven. Space and plumbed for American style fridge freezer. Integrated dishwasher. Built in wine rack. Wood laminate floor covering. Access to integral garage. PVC double glazed French doors and separate hardwood double glazed door to rear garden.

### PRINCIPAL BEDROOM widest points

Wall to wall fitted wardrobes in glass panelled sliding doors.

## DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Illuminated mirror. Chrome towel radiator.

### BEDROOM 2 11'10" x 9'11"

### BEDROOM 3 11'10" x 9'11"

### BEDROOM 4 widest points

## FULLY TILED FAMILY BATHROOM

White three piece suite comprising clawfoot freestanding bath, pedestal wash hand basin and WC. Chrome towel radiator.

## EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.

Generous sized private driveway finished in tarmac.

Entrance porch.

Fully enclosed rear garden finished in lawn, paved patio area and fruit producing trees.

Service area to side finished in pink stone.

PVC oil storage tank.

External lighting.

Outside tap.

## INTEGRAL GARAGE widest points

Up and over door. Separate hardwood double glazed service door to side and hardwood door to kitchen. Power, light and oil fired central heating boiler. Utility area to rear with fitted storage units, work surface area and plumbed for automatic washing machine.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, four bedroom / two+ reception, detached bungalow with integral garage, occupying a prime site enjoying rural views towards Knockagh, located within the highly sought after Mulberry development, situated off the Old Carrick Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, separate dining room, kitchen through living/dining room with luxury fitted kitchen, four well proportioned bedrooms, to include principal bedroom with deluxe fully tiled en suite shower room, and fully tiled family bathroom with white three piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, integral garage, front garden finished in lawn and range of plants, trees and shrubbery and fully enclosed rear garden finished in lawn, paved patio area and fruit producing trees. Other attributes include oil fired central heating, double glazing and convenient location. Early viewing highly recommended to avoid disappointment.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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