

46 Kingsmoss Road, Newtownabbey, BT36 4TN



- Contemporary Detached Family Home
- 4 Bedrooms
- 2+ Reception Rooms
- Open Plan Living/ Kitchen/ Dining Layout With Bi-Folding Doors
- Highly Regarded Semi Rural Location / Far Reaching Views Over Surrounding Countryside
- Master Bedroom With En Suite And Dressing Room
- Detached Double Garage/ Under Floor Heating On Ground Floor
- Double Glazed Windows/ Oil Fired Central Heating
- Jack And Jill En Suite Deluxe Shower Room

PRICE Offers Around £425,000

This superb contemporary styled detached family home enjoys a well planned spacious living layout comprising 4 double bedrooms, 2+ reception rooms plus a stunning open plan living/ kitchen/ dining layout. Enjoying far reaching views over the surrounding countryside. With a high internal specification throughout including under floor heating on the ground floor level, master bedroom with en suite and walk in wardrobe, Jack and Jill en suite and luxury four piece family bathroom. Externally there are large gardens and a detached double garage with electric door.

> Sales > New Homes > Commercial > Rentals >

Antrim
12 Church Street
Antrim
BT41 4BA
Tel : (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazed side screens into:-

SPACIOUS RECEPTION STYLE HALL 14'3" x 12'6"

Approx. Quality grey coloured vinyl tiled flooring extending through principal rooms. (Perfect for underfloor heating system). Feature open tread staircase with glass side screens to first floor.

FURNISHED MODERN CLOAKROOM

Comprising button flush w.c, modern vanity unit with monobloc tap.

LOUNGE 15'8" x 13'6"

Dual window aspect.



FAMILY ROOM 11'3" x 10'6"

L SHAPE OPEN PLAN LIVING/ KITCHEN/ DINING AREA 38'0" x 23'6"

At max. Luxury hi gloss kitchen fitted with a comprehensive range of high and low level units with complementary marble work surfaces. Integrated Neff eye level trip ovens. Stainless steel sink unit with swan neck tap. Integrated dishwasher and American style fridge freezer. Fixed centre island in contrasting gloss with fitted under units and wooden work surface with breakfast bar style return for casual dining. Circular stainless steel sink unit and retractable push button column socket. Integrated 5 ring gas hob. Overhead extractor fan. Open plan through to living/ dining area. Inglenook style fire surround. Bi-folding doors to patio and garden.



FIRST FLOOR

SPACIOUS GALLERY STYLE LANDING 25'3" x 7'3"

Approx. With glass side screens.

BEDROOM 1 15'4" x 14'6"

Dual window aspect including picture window enjoying far reaching views over surrounding countryside.

MODERN DELUXE EN SUITE

Comprising quarter rounded shower cubicle with Drench shower, button flush w.c. and modern vanity unit with monobloc tap.



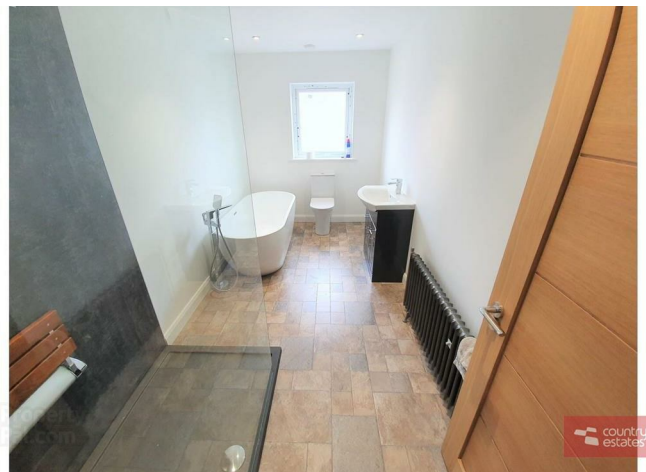
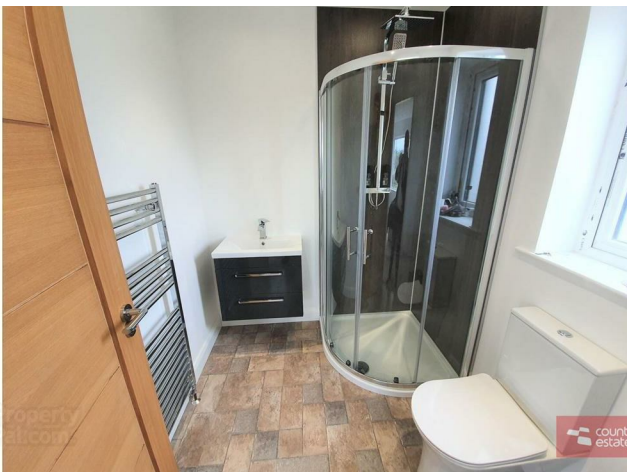
BEDROOM 2 13'3" x 12'0"

BEDROOM 3 15'0" x 10'2"

Dual window aspect.

JACK AND JILL EN SUITE

Comprising modern vanity unit with monobloc tap, shower enclosure with Drench shower and shower attachment and button flush w.c.



BEDROOM 4 15'6" x 10'2"

LUXURY FOUR PIECE BATHROOM

Comprising modern freestanding bath with floor mounted tap and shower attachment, button flush w.c, modern vanity unit with monobloc tap and large open shower enclosure with Drench style shower and shower attachment.



OUTSIDE

Extensive driveway to front finished in golden fine gravel with large private parking forecourt suitable for a number of vehicles to:-

DETACHED DOUBLE GARAGE 21'0" x 19'0"

With electric insulated roller shutter door. Power and light.

Large garden to rear screened by open countryside.
Extensive paved patio/ terrace area for family barbeque area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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	

**IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.**

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