

1 Manse Manor, Newtownabbey, BT36 6FT



- **Stunning, Bright Detached Family Home**
- **4 Bedrooms**
- **1+ Reception**
- **Modern Matt Grey Finished Kitchen With A Host Of Integrated Appliances**
- **Deluxe Four Piece Family Bathroom Suite**
- **Ground-Floor W.C & Contemporary En Suite**
- **Utility Area & Bespoke Cabin**
- **Built 2019 & An Exclusive Development Of 5 Homes**
- **Vendor Owned Solar Panels / Extensive Driveway To Side**
- **Gas Fired Central Heating / PVC Double Glazed**

PRICE Offers Over £249,950

Positioned within an exclusive development of five homes built in 2019. This stunning, bright energy efficient detached family home enjoys a modern high-gloss matt grey finished kitchen with matching centre island & a host of integrated appliances, a deluxe four piece family bathroom suite and a contemporary en suite shower room. Externally, the property benefits from an extensive driveway to side, a bespoke cabin and a private enclosed garden to rear. Within close proximity to a host of local amenities, schools and public transport options, early viewing is advised to avoid disappointment.



>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

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

SPACIOUS ENTRANCE HALL

Composite door with matching side screen, tiled floor, large walk-in storage cupboard under stairs, recessed spotlights, floor to ceiling glazed accent wall adjoining to kitchen diner.

GROUND-FLOOR W.C

Comprising button flush W.C, semi-pedestal wash hand basin with complementary tiled splashback, tiled floor, recessed spotlights.

MODERN KITCHEN WITH DINING ASPECT

18'10" x 12'3" (5.75 x 3.75)

Modern high gloss Matt grey finished kitchen units with complementary worksurfaces equipped with a comprehensive rang of high & low level units with matching centre island with breakfast bar style return integrated with a 4 ring hob & stainless extractor fan with glass hood over. Integrated eye-level oven & grill, fridge freezer & dishwasher. Stainless steel sink unit in bronze finish with matching swan neck tap, tiled floor, complementary wall tiling, recessed spotlights, floor to ceiling feature window, double sliding patio doors to rear garden.

UTILITY AREA

12'2" x 5'11" (3.72 x 1.82)

Equipped with a comprehensive range of Matt grey finished high-gloss units with complementary worksurfaces. Space for washing machine & fridge. Stainless steel single drainer sink unit with swan neck tap, tiled floor, recessed spotlights, complementary wall-tiling, PVC double glazed door to rear.

LOUNGE

13'8" x 12'4" (4.17 x 3.77)

Luxury fitted carpet, dual window aspect.

FIRST FLOOR

BEDROOM 3

7'8" x 6'9" (2.35 x 2.06)

Luxury fitted carpet.

BEDROOM 2

12'4" x 11'4" (3.77 x 3.47)

Luxury fitted carpet.

DELUXE FOUR PIECE FAMILY BATHROOM SUITE

Comprising modern oval double ended free-standing bath with shower attachment, button flush W.C, corner rounded shower cubicle, semi-pedestal wash hand basin with Monobloc tap, feature towel radiator, recessed spotlights.

BEDROOM 1

12'5" x 11'4" (3.80 x 3.47)

(At widest points) Luxury fitted carpet.

CONTEMPORARY EN SUITE SHOWER ROOM

Comprising double walk-in shower enclosure with fixed shower screen & "waterfall" shower attachment, button flush W.C, semi-pedestal wash hand basin with monobloc tap, complementary wall tiling, tiled floor, recessed spotlights.

BEDROOM 4

9'7" x 7'8" (2.93 x 2.35)

Luxury fitted carpet.

BESPOKE CABIN

12'3" x 9'1" (3.74 x 2.79)

(Currently utilised as office space) Fully wired & insulated, quality laminate flooring, recessed spotlights, double PVC double glazed doors to rear garden.

OUTSIDE

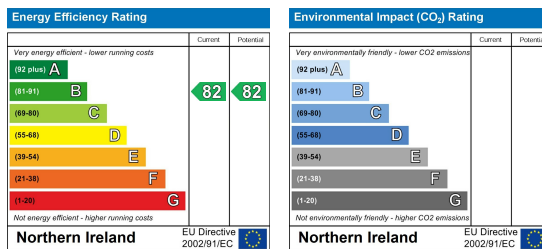
Neat garden to front laid in lawn with mature shrubs & paved walkways.

Extensive driveway to side suited to a variety of vehicles.

Private rear garden laid in lawn with paved walkways & screened by perimeter fence & hedgerows.

Solar panel system owned outright: 4.8 kw 13 panel array with a 3.68 kWh Solis inverter and a Myenergi Eddi to provide hot water from excess solar.

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



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