

16 Birch Green, Newtownabbey, BT36 5GT



- Impressive Detached Chalet Bungalow
- 3+ Bedrooms
- 3+ Receptions
- Modern Luxury Open Plan Kitchen/Living/Dining
- PVC Double Glazed Sunroom
- Modern Contemporary Ground Floor Bathroom
- Modern First Floor Shower Room
- PVC Double Glazing/Gas Central Heating
- Beautifully Presented Throughout
- Popular Convenient Location

PRICE Offers Over £259,000

Situated within a popular established development just off Ballyhenry Road. This beautifully presented 3+ bedroom chalet Bungalow enjoys a well planned living layout with 3+ receptions, including spacious lounge, open plan kitchen/living/dining area and sun room. This home will ideally suit a variety of purchaser. 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

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

ACCOMMODATION

PVC Double glazed front door with leaded glass inset and matching side screens into spacious, well presented entrance hall with quality laminate flooring.

LOUNGE

15'8" x 12'7" (4.78 x 3.84)

Feature open fire place with granite mantle and tiled heart/surround. Picture style window. Quality laminate strip flooring.

FAMILY ROOM/BEDROOM 4

8'10" x 8'10" (2.7 x 2.7)

Presently used as play room. Laminate strip flooring.



MODERN OPEN PLAN KITCHEN/LIVING/DINING

28'2" x 9'10" (8.6 x 3.0)

Modern Luxury shaker style fitted kitchen (11'8 x 9.8) equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with hand spray mixer tap. Boasting a range of integrated appliances to include; Oven with separate 4 ring electric hob and overhead extractor fan housed in stainless steel canopy, full height Fridge and freezer. Integrated dishwasher. Breakfast bar style return. Part tiled walls in metro brick. Laminate strip flooring. PVC double glazed sliding door into Sun Lounge.

Living Space (15'7 x 9'8) Feature wood panelling and matching painted coving. Hard wood door leading into garage.



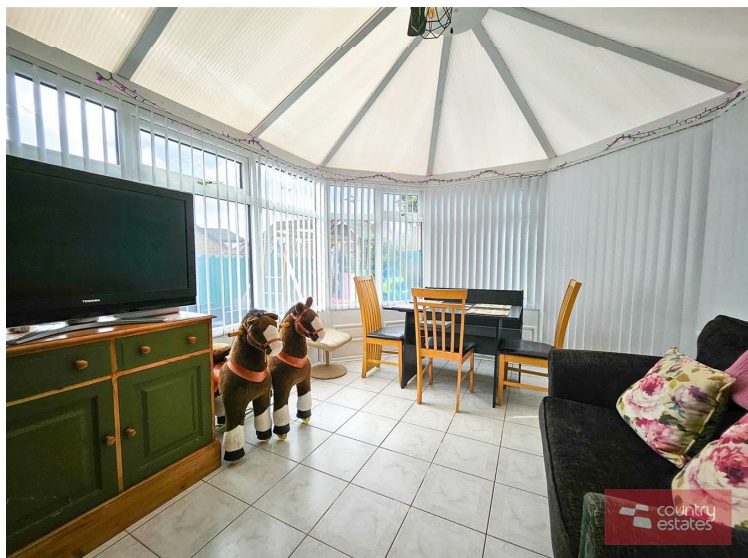
SUN LOUNGE

11'5" x 10'2" (3.5 x 3.1)

PVC double glazed. tiled floor. PVC double glazed French doors into rear garden.

MODERN CONTEMPORARY BATHROOM

Comprising button flush WC. Vanity unit wash hand basin with Monoblock tap. "P-shape" panel bath with shower screen and thermostatically controlled shower. Fully tiled walls. Tiled floors. PVC panelled ceiling with recessed lighting.



FIRST FLOOR

Access to large shelved storage cupboard.

BEDROOM 1

16'7" x 8'10" at widest points (5.07 x 2.7 at widest points)
Dual window aspect. Laminate strip flooring.

BEDROOM 2

12'5" x 8'10" at widest points (3.8 x 2.7 at widest points)
Dual Velux windows. Quality laminate strip flooring.



BEDROOM 3

8'10" x 8'6" at widest points (2.7 x 2.6 at widest points)
Quality laminate strip flooring.

MODERN CONTEMPORARY SHOWER ROOM

Comprising button flush WC. Vanity unit wash hand basin with Monoblock tap. Quadrant shower enclosure with electric shower unit. Fully tiled walls. Laminate strip flooring. PVC panelled ceiling with recessed lighting. Chrome towel radiator.

GARAGE

Partitioned into storage space and utility. Power and lighting.



UTILITY

13'9" x 9'2" (4.2 x 2.8)

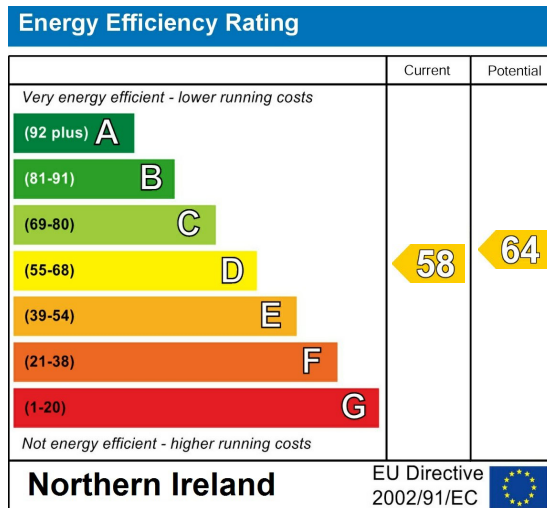
Fitted with low level units and contrasting work surfaces. Plumbed for washing machine. Vented for tumble dryer.

OUTSIDE

Neat well maintained garden to front lead in part lawn. Tarmac driveway to front and side leading to attached garage. Ample space for a variety of vehicles.

Neat well maintained garden to rear laid in part recently sown lawn with paved patio area, perfect for family BBQ's. Faux grass play area.

Summer house/Large storage shed.



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



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