

7 Rosemount Crescent, Newtownabbey, BT37 0NH



- Impressive Detached Bungalow
- 3 Bedrooms
- 2 Receptions
- Highly Regarded Established Location
- Luxury Contemporary Fitted Kitchen
- Modern Four Piece Family Bathroom
- PVC Double Glazing/Gas Fired Central Heating
- Extensive Private Garden To Rear
- Prime Corner Site
- Detached Garage with Ample Parking to front

PRICE Offers Over £248,500

Situated within a highly regarded established residential location, within close proximity to local schools, shops and public transport. This well presented spacious, detached bungalow is positioned on a prime corner site with an extensive private garden to rear. Comprises 3 bedrooms, 2 receptions, Luxury fitted kitchen and modern 4 piece family bathroom. Externally there is and detached matching garage with ample parking to front. Suitable for the buyer searching for one level living in an enviable location. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

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

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

ACCOMMODATION

Open covered entrance porch with PVC double glazed front door with decorative leaded glass inset and side screen into:

WELL PRESENTED ENTRANCE HALL

With storage cupboard

LOUNGE 17'3" x 12'4"

Feature wall mounted modern fire. Open plan into:

DINING ROOM 11'1" x 9'8" at max

LUXURY CONTEMPORARY FITTED KITCHEN IN IVORY FINISH

Equipped with a comprehensive range of high and low level fitted units in Ivory finish with contrasting ? work surfaces. Single drainer colour coded sink with monobloc tap. Equipped with a range of fully integrated appliances including two eye-level cookers and a separate 5 ring hob with over head extractor fan housed in a stainless steel canopy. Integrated fridge freezer and dishwasher. Fixed breakfast bar for casual dining. Tiled floor and partially tiled walls. PVC double glazed door to rear garden.

BEDROOM 1 12'1" x 11'8" at max

BEDROOM 2 12'1" x 9'1"

With an ensuite comprising button flush w.c. Modern vanity unit with wash hand basin with monobloc tap. Tiled floors and complimentary wall tiling.

BEDROOM 3 8'5" x 7'5"

MODERN FAMILY BATHROOM


4 Piece bathroom suite comprising button flush w.c Modern vanity unit in gloss white finish with wash hand basin with monobloc tap. Panel bath with hand shower attachment and separate quadrant shower cubicle. Tiled floor and fully tiled walls with PVC panelled ceiling.

OUTSIDE

Prime corner site comprising large garden to front in lawn. Driveway to side with ample parking for a variety of vehicles leading to detached garage.

Extensive private gardens to rear in lawn with paved patio area, screened by perimeter fence.

Detached Garage 23'9 x 9'5" - With power and light. Plumbed for washing machine

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

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