

11 Holly Lane, Newtownabbey, BT36 5GU



- **Detached Family Villa**
- **3 Bedrooms**
- **2 Receptions**
- **Contemporary Shaker Fitted Kitchen**
- **Deluxe Modern Family Shower Room**
- **Integral Garage with Parking Forecourt**
- **Extensive Private Landscaped Garden To Rear**
- **Highly Popular Residential Location**
- **Utility Room**
- **Gas Fire Central Heating**

PRICE Offers Over £244,950

Situated within a popular established development just off the Ballyhenry Road enjoying excellent road links to Belfast city centre. This beautifully presented spacious 3 bedroom detached family home enjoys 2 receptions incorporating lounge, family/dining room, contemporary shaker fitted kitchen, deluxe modern shower room and integral garage. Externally there are well maintained private gardens. This home will ideally suit a variety of purchasers searching for a detached home in a popular location at a realistic price.. 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

GROUND FLOOR

PVC front door with decorative glazing and double glazed side screen into:

SPACIOUS WELL PRESENTED ENTRANCE HALL

Quality Solid hardwood flooring extending through ground floor.

LOUNGE 16'7" x 11'10"

Attractive Modern Marble open fireplace with matching hearth and wooden surround.

MODERN FITTED KITCHEN 13'1" x 8'6"

Equipped with a comprehensive range of high and low level shaker style fitted units in 'Oxford blue' finish with contrasting butcher block work surfaces. Inset Belfast sink with swan neck mixer tap. A range of integrated appliances including, oven with separate four ring induction hob with tiled splashback, overhead angled extractor fan, fridge / freezer and dishwasher. Access to under stair storage

UTILITY 9'2" x 7'2"

Fitted storage cupboards and countertops. Plumbed for washing machine and space for tumble dryer. PVC double glazed door to rear

DINING 13'5" x 8'6"

PVC double glazed sliding door to rear

FIRST FLOOR

Shelved storage cupboard. Quality solid hardwood flooring extending through staircase, landing and bedrooms

BEDROOM 1 11'1" x 9'10"

Built in double wardrobe. Access to roof space

BEDROOM 2 11'5" x 9'6"

Built in double wardrobe

BEDROOM 3 8'2" x 7'6"

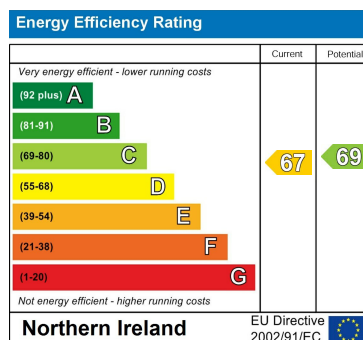
MODERN CONTEMPORARY FAMILY SHOWER ROOM

Comprising button flush w.c, vanity unit with wash hand basin and mono bloc tap. Walk in open shower with full height glass fixed screen drench style shower and hand shower attachment. Fully tiled walls and tiled floor. Chrome towel radiator

OUTSIDE

Neat well maintained garden to front laid in part lawn. Brick paved extensive parking forecourt with ample parking for a variety of vehicles leading to attached garage.

Extensive private landscaped garden to rear laid in lawn screened by perimeter fence. Private Patio areas perfect for family barbecues and raised planter boxes.



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



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