




9 Hollybrook Court,
Newtownabbey, County Antrim,
BT36 4ZD

Asking Price: £189,950

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £189,950

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

This extended semi detached chalet bungalow is sure to appeal to first time buyers and families alike that are looking for a modern home situated in an ever popular residential area. This extended well presented property comprises of lounge, dining room, open plan kitchen and family area, four bedrooms and modern bathroom. Further enhancements include utility room, gas fired central heating and double glazing. Externally the property benefits from ample off street parking, integral garage and gardens laid in lawn to the front and rear. Early viewing recommended!

Entrance Hall

Welcoming entrance complete with parquet effect laminate flooring. Built in understair storage cupboard.

Lounge

14'6" x 13'7" (4.42m x 4.14m)

Naturally bright and spacious lounge with feature bay window to the front of the property. Open fire with tile hearth. Wood laminate floor covering. Glazed double doors into:

Dining Room

10'4" x 10'2" (3.15m x 3.1m)

Formal dining room with sliding double doors to rear garden. Complete with laminate flooring. Access to family / kitchen area. Recessed spotlights.

Family Room Open To:

19'2" x 16'1" (5.84m x 4.9m)

Casual family area located just off the kitchen. Double doors to rear garden and solid wooden door to side driveway. Recessed spotlights.

Kitchen

Modern fitted kitchen with range of high and low level storage units and contrasting worktop surfaces. Stainless steel sink unit with matching draining bay. Space for gas cooker

with stainless steel extractor canopy above. Plumbed for American style fridge freezer. Access to separate utility room.

Utility Room

7'8" x 5'8" (2.34m x 1.73m)

High and low level storage units and complimentary work surface. Stainless steel circular sink. Plumbed for washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. Access to roof space. Access into integral garage.

Stairs To First Floor Landing

Bedroom One

12'7" x 10' (3.84m x 3.05m)

Complete with laminate flooring and dormer window to the front.

Bedroom Two

10' x 8'10" (3.05m x 2.7m)

Vinyl Flooring.

Bedroom Three

10'4" x 7'2" (3.15m x 2.18m)

Velux window with views to the front. Laminate flooring.

Bedroom Four

10'6" x 7 (3.2m x 7)

Laminate wooden flooring and built in airing cupboard. Views to the rear of the property.

Bathroom

Recently installed bathroom suite comprising P shape shower bath with shower overhead, wash hand basin with vanity unit beneath and low flush WC. Fully tiled walls and tiled flooring. Chrome heated towel rail.

Externally

Off Street Parking

Private driveway finished in stone.

Attached Garage

19'2" x 11'4" (5.84m x 3.45m)

Power operated roller door, separate service door to rear and utility. Electrical points.

Enclosed Rear Garden

Private rear garden finished in lawn and paved patio area. External lighting.. Outside tap.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

For full EPC please contact the branch.