

## 5 Birch Meadow, Newtownabbey, BT36 5ZF



- Beautifully Presented Detached Chalet Bungalow
- 3 Bedrooms
- 3+ Receptions
- Contemporary Fitted Kitchen
- Utility Room
- PVC Double Glazed Sun Lounge
- Attached Garage with Power and Light
- PVC Double Glazed/Oil Fired Central Heating
- Beautifully Presented Throughout
- Highly Sought After, Established Location

**PRICE Offers Over £259,950**

*Situated within a highly sought after, 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, contemporary fitted kitchen, separate dining room and sun lounge. This home will ideally suit a variety of purchaser. An early viewing is highly recommended.*



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# ACCOMMODATION

## GROUND FLOOR

PVC double glazed front door with leaded glass inset and side screen into well presented, spacious entrance hall with tiled floor extending into kitchen.

### LOUNGE 14'5" x 13'9"

Feature fireplace with attractive wooden mantel and tiled hearth and surround. French doors into dining room. Quality laminate flooring. Front bay window.

### CONTEMPORARY FITTED KITCHEN 10'5" x 9'6"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer ceramic sink unit with swan neck tap. Boasting a range of integrated appliances to include twin eye level ovens and separate 4 ring electric hob with overhead extractor fan housed in matching canopy. Integrated fridge freezer. Glass display cabinet. Part tiled walls in metro brick style.

### UTILITY 9'2" x 7'2"

Plumbed for washing machine. Space for free standing tumble dryer. Wood panelled wall and ceiling. Tiled floor. PVC double glazed door to rear garden.

### DINING ROOM 10'5" x 10'5"

Quality laminate flooring. PVC Double glazed sliding doors into:

### SUN LOUNGE 9'10" x 9'2"

Floor to ceiling PVC double glazing with PVC double glazed door to rear garden. Tiled floor.

### FURNISHED CLOAKROOM

Comprising low flush WC. Pedestal wash hand basin with mono bloc tap and tiled splash back. Tiled floor.

## FIRST FLOOR

Access to roof space.

### BEDROOM 1 15'1" x 9'10"

Quality laminate flooring.

### BEDROOM 2 13'1" x 9'6"

Quality laminate flooring.

### BEDROOM 3 11'9" x 8'2"

Presently used as home office. Quality laminate flooring.

## SHOWER ROOM

Modern family shower room comprising button flush WC. Wash hand basin with vanity unit and mono bloc tap. Step in shower with glass screen and electric shower unit. Fully tiled walls. Tiled floor. PVC panelled ceiling. Shelved hot press cupboard.


## OUTSIDE

Block paved driveway to front, with ample space for a variety of vehicles, leading to integral garage. Neat well maintained garden to side laid in lawn.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved walkways and patio seating area. Perfect for family BBQ's. Wooden gazebo.

Attached Garage 13'8" x 9'6" with up and over door. Power and light.

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

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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