



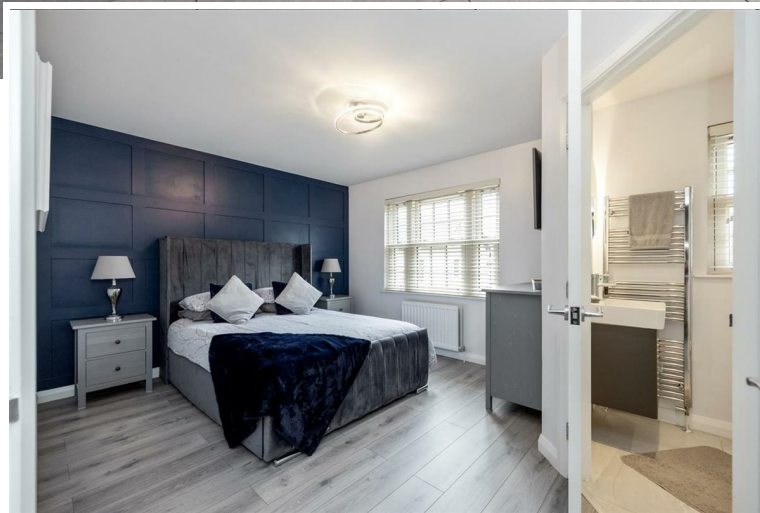
34 Mill Bridge, Newtownabbey, BT36 4PH

- Modern, Semi Detached Home
- Lounge; Focal Point Fireplace
- Sun Lounge
- Deluxe Bathroom; En Suite Shower Room
- Prime Site; Open Aspect To Rear
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Garden Room / Bar

Offers Over £239,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood, double glazed fanlight over. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

LOUNGE 14'2" x 10'10"

Sliding sash windows to front elevation. Contemporary, wall recessed, electric, focal point fireplace. Wood laminate floor covering.

KITCHEN THROUGH DINING ROOM 17'6" x 11'7"

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Rural views. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Panelled feature wall. Tiled floor. Open to:



SUN LOUNGE 10'1" x 9'7"

Tiled floor. Feature window enjoying rural views. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 11'2" x 5'1"

Range of fitted storage units and work surface area to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Tiled floor. Composite, double glazed door to driveway.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 13'9" x 11'3" (wps)

Sliding, sash windows to front elevation. Panelled feature wall. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Floor to ceiling splashback tiling to sink area. Illuminated mirror over sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 9'9" x 9'5"

Elevated rural views to rear. Half panelled feature wall.

BEDROOM 3 9'9" x 7'8"

Fitted wardrobes. Elevated rural views to rear. Panelled feature wall.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, fully tiled, oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Splashback tiling to sink. Illuminated mirror over sink. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Generous sized, private driveway area, finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, landscaped, low maintenance, rear garden, finished in paved patio area, artificial grass and composite decking.

Outside tap.

GARDEN ROOM / BAR 11'2" x 9'3"

Fitted, fully functioning bar with fitted seating area. Power, light, water, wood laminate floor covering, PVC double glazed French doors, and matching windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.






Immaculately presented, recently constructed, three bedroom, semi detached home with sun lounge extension, occupying a prime site within the well sought after, Mill Bridge development, Hydepark Road, Mallusk, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with focal point fireplace, kitchen through dining room, sun lounge, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom, with contemporary, white, four piece suite. Externally, the property enjoys generous sized private driveway, front garden, and large, fully enclosed, low maintenance rear garden, with garden room / bar, and open aspect to rear. Other attributes include gas heating, PVC double glazing, and convenient location. Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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