

14 Birch Dale, Newtownabbey, BT36 5ZA



- **Detached Chalet Villa**
- **4 Bedrooms**
- **3+ Receptions**
- **Luxury Contemporary Kitchen with Casual Dining Aspect**
- **Luxury Modern Family Bathroom**
- **Integral Garage With Parking Forecourt**
- **Private Enclosed Garden To Rear**
- **Beautifully Presented Throughout**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Highly Regarded Established Location**

PRICE Offers Over £279,950

Positioned within a highly regarded established residential development. This spacious 4 bedroom detached chalet villa enjoys a flexible living layout incorporating 3 receptions, luxury modern kitchen with casual dining aspect and modern four piece family bathroom with freestanding bath. With a high level of demand anticipated an early viewing is 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

Golden oak effect PVC double glazed front door with leaded glass insets and matching side screens into:-

SPACIOUS WELL PRESENTED ENTRANCE HALL

Marble effect floor tiling extending into Kitchen. Under stair storage cupboard.

FURNISHED MODERN CLOAKROOM

Comprising button flush WC and pedestal wash hand basin with mono block tap. Tiled floor.



LOUNGE 18'4" x 12'0"

Feature modern wall mounted recessed gas fire. Quality laminate flooring. Picture style window. Coved ceiling.

FAMILY ROOM 12'0" x 10'0"

Tiled floor. Presently used as home office/study.

DINING ROOM 13'2" x 11'2"

Quality exposed hardwood flooring. Sliding double glazed patio doors to rear garden terrace/patio.

LUXURY KITCHEN WITH DINING ASPECT 15'6" x 10'7"

Equipped with a comprehensive range of low level fitted gloss units with contrasting work surfaces and upstands. Stainless steel single drainer sink unit with mono block tap. Integrated fridge freezer and dish washer. Space for freestanding Range style cooker with black glass splash back. Overhead extractor fan housed in stainless steel chimney with a glass hood. Recessed lighting.



UTILITY 9'2" x 8'10"

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Quality herringbone effect laminate flooring. PVC double glazed door to rear garden.

FIRST FLOOR

Access to floored roof space.



BEDROOM 1 14'5" x 12'9"

Quality laminate flooring. Storage cupboard into eaves.

CONTEMPORARY ENSUITE SHOWER ROOM

Comprising fully tiled open shower enclosure with thermostatically controlled drench style shower and hand shower attachment. Floating vanity wash hand basin with monoblock tap, button flush WC. Tiled floor.

BEDROOM 2 12'8" x 12'0"

BEDROOM 3 14'0" x 8'8"

Velux window.

BEDROOM 4 12'0" x 9'6"

Velux window.

LUXURY FOUR PIECE FAMILY BATHROOM

Comprising freestanding bath with hand shower attachment, quarter rounded shower cubicle, pedestal wash hand basin with mono block tap and tiled splash back. Button flush WC. Tiled floor. Velux window.



OUTSIDE

Private parking forecourt to front with ample space for a variety of vehicles. Neat well maintained garden laid in, stocked with a variety of shrubs.

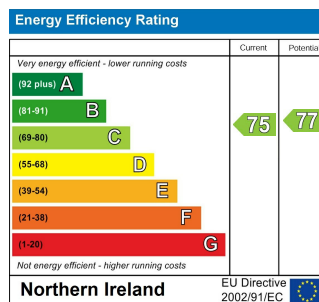
Enclosed garden to rear, screened by perimeter fence and hedgerow, laid in neat lawn with paved patio area, perfect for family barbecues.

INTEGRAL GARAGE 14'9" x 10'0"

With roller shutter door. Power and light. Over head storage space.



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



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