

## 13 Vaddegan Park, Newtownabbey, BT36 7SR



- Impressive Detached Family Home
- 4 Bedrooms
- 3+ Receptions
- Luxury Contemporary Kitchen with Casual Dining Aspect
- Superb Sun Lounge Extension
- Ground Floor Four Piece Family Bathroom
- Modern First Floor Shower Room
- Detached Garage With Ample Parking Facilities
- Extensive, Private Mature Gardens
- Popular Convenient Location

### PRICE Offers Over £264,950

*Positioned on a superb corner site, within a highly regarded established residential location. This impressive detached family home enjoys a well planned spacious living layout incorporating 4 bedrooms, 3+ receptions, contemporary kitchen with casual dining aspect, ground floor four piece family bathroom suite and modern first floor shower room. Externally there is ample parking for a variety of vehicles with detached garage and an extensive mature private gardens to side and rear. With a high level of interested anticipated early viewing is recommended.*



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Ballyclare  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
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## ACCOMODATION

Hardwood front door with glazed insets and matching side screen into spacious well presented entrance hall with quality exposed hardwood flooring. Shelved hot press

### LOUNGE 17'4" x 10'5"

Attractive cast iron fireplace with oak surround and tiled hearth. Exposed hard wood flooring. Dual picture style window aspect.

### MODERN KITCHEN WITH CASUAL DINING 11'5" x 10'5"

Equipped with a comprehensive range of high and low level fitted units with contrasting doors and complimentary work surfaces. One and a half bowl single drainer stainless steel sink unit with mono bloc tap. Boasting a range of integrated appliances to include two eye level ovens and separate four ring electric hob with overhead extractor fan housed in a stainless steel canopy, dishwasher and under counter fridge. Glass display cabinets. Breakfast bar style return. Part tiled walls. Quality laminate flooring. Recessed lighting. PVC double glazed door to side.



### FAMILY ROOM 11'1" x 10'5"

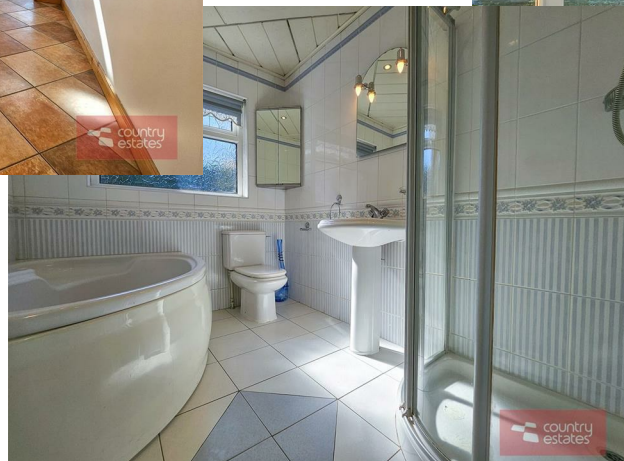
Ceramic floor tiling. Open plan into:

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

Ceramic floor tiling. Vaulted wood panelled ceiling with twin sky lights. PVC double glazed door to rear gardens.

### GROUND FLOOR FOUR PIECE FAMILY BATHROOM

Comprising corner bath with mixer taps, quarter rounded shower cubicle with electric shower unit, pedestal wash hand basin with mixer taps and low flush WC. Fully tiled walls with decorative border trim. Tiled floor. Decorative wood panelled ceiling with recessed lighting.



**BEDROOM 1 12'1" x 11'1"**

Quality laminate flooring.

**BEDROOM 2 12'1" x 10'2"**

Quality laminate flooring.

**BEDROOM 4 9'2" x 6'6"**

Quality laminate flooring.



**FIRST FLOOR**

**BEDROOM 3 11'9" x 11'1"**

Three bay mirrored sliderobes. Access to custom made storage in under eaves. Twin sky lights

**FIRST FLOOR SHOWER ROOM**

Comprising step in shower enclosure with electric shower unit, semi pedestal wash hand basin with monoblock tap, bidet, button flush WC. Tiled walls. Tiled floor. Storage cupboard.

**OUTSIDE**

Private parking forecourt to side with ample space for a variety of vehicles, leading to detached garage. Extensive mature, enclosed gardens to front, side and rear, screened by a variety of mature shrubs and hedgerows, laid in lawn and stocked with a variety of shrubs and trees. Extensive paved patio area, perfect for family BBQ's.

Detached garage with up and over door. Power and lights. Plumbed for washing machine.





**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



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