

9 Dunanney, Newtownabbey, BT36 6DD



- **Modern Semi Detached Home**
- **3 Bedrooms**
- **2+ Receptions**
- **Luxury Shaker Style Fitted Kitchen**
- **Superb Sun Lounge**
- **Ground Floor Furnished Cloakroom/Utility**
- **Contemporary Four Piece Family Bathroom Suite**
- **Private Driveway for Off Street Parking**
- **PVC Double Glazed/Oil Fired Central Heating**
- **Positioned Within a Quiet Cul De Sac**

PRICE Offers Over £179,950

Positioned in a quiet cul de sac within a select development, close to public transport, shops and schools, this beautifully presented Semi Detached home offers 3 bedrooms, 2+ reception rooms to include a superb PVC double glazed Sun Lounge, ground floor furnished cloakroom/utility space and a luxurious four piece family bathroom suite. Externally the property benefits from a private driveway to the side and private enclosed hard landscaped garden to rear. This home will ideally suit the purchaser searching for a 'Turn-key' style finish at a realistic price. An early viewing is highly 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

Hard wood front door with glazed inset and matching side screens into well presented entrance hall.

LOUNGE 13'9" x 10'9"

Attractive feature fireplace with cast iron multi fuel stove and tiled hearth. Quality hardwood effect laminate flooring. Picture style window.

LUXURY KITCHEN WITH DINING ASPECT 17'4" x 11'4"

Equipped with a comprehensive range of high and low level chestnut effect shaker style fitted units with contrasting granite work surfaces and upstands. Belfast sink with mixer tap. Boasting a range of integrated appliances to include oven and separate four ring electric hob with over head extractor fan, housed in stainless steel canopy, dishwasher and fridge freezer. Part tiled walls. Tiled floor. Open plan into:

SUPERB SUN LOUNGE 16'0" x 11'5" at widest points

PVC Double glazed. Tiled floor. Velux window. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM/UTILITY

Comprising pedestal wash hand basin with mono block taps. Button flush w.c. Ceramic tiled floor. Plumbed for washing machine.

FIRST FLOOR

Access to roof space. Shelved hot press cupboard.

BEDROOM 1 10'9" x 9'10"

Built in 2 bay mirrored slide robe. Quality exposed hard wood flooring.

BEDROOM 2 11'1" x 8'2"

Built in 3 bay mirrored slide robes. Quality exposed hard wood flooring.

BEDROOM 3 11'9" x 6'10" (at widest points)

Built in 2 bay mirrored slide robe. Quality exposed hard wood flooring. Presently used as home office.

CONTEMPORARY FAMILY BATHROOM SUITE


Four piece bathroom suite comprising corner bath with hand shower attachment, quadrant shower cubicle with electric shower unit, vanity unit with recessed wash hand basin and monoblock tap, button flush w.c. Tiled floor. Tiled walls. Recessed lighting.

OUTSIDE

Neat well maintained garden to front laid in lawn with private parking to side.

Private enclosed hard landscaped garden to rear, screened by perimeter fence.

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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