

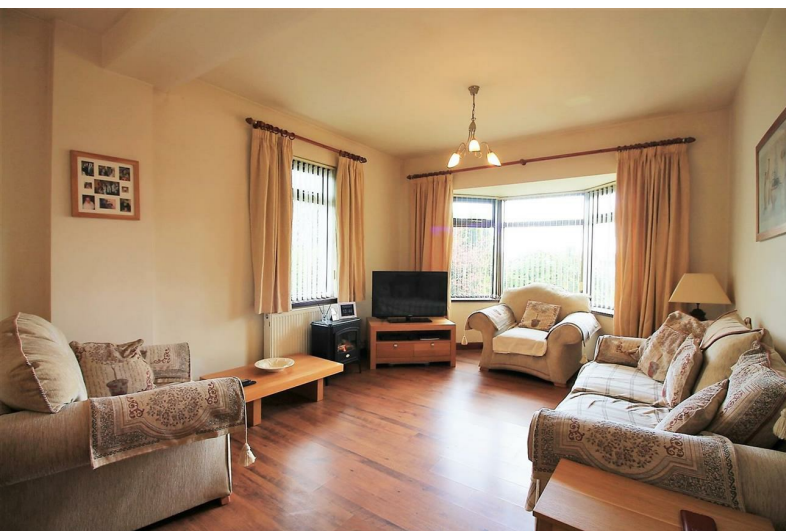


## 1 Ballyearl Road, Newtownabbey, BT36 5SE

- Detached Chalet Villa
- Kitchen With Informal Dining Area
- Bathroom & En Suite Shower Room
- Twin Driveways; Single Garage; Outbuildings
- Site Extending To c.0.5 Acres
- Four Bedroom; Two+ Reception
- Utility Room
- Oil Heating; PVC Double Glazing
- Garden and Small Paddock Area
- The Property Is Open To Cash Offers Only

Offers Over £195,000

EPC Rating F



1 Ballyearl Road, Newtownabbey, BT36 5SE



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Hardwood glass panelled door leading to:

#### ENTRANCE HALL

Return stairwell to first floor. Access to under stairs store.

#### LOUNGE THROUGH DINING ROOM 24'4" x 11'8" (wps)

Bow bay window to front elevation. Enjoying views towards Cave Hill. Wood laminate floor covering.

#### FAMILY ROOM 12'11" x 11'9" (wps)

Bay window to front elevation with views towards Carnmoney Hill. Cast iron wood burning stove with hearth.



## **KITCHEN WITH INFORMAL DINING AREA 12'7" x 10'7"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. 1.5 bowl stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, microwave oven, dishwasher and fridge. Splash back tiling to walls. Tile effect wood laminate floor covering.

## **UTILITY ROOM 10'7" x 6'11"**

Low level fitted storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. PVC double glazed back door.

## **FULLY TILED BATHROOM**

White three piece suite comprising panelled bath / shower, pedestal wash hand basin and WC. Curved glass shower screen over bath.

## **BEDROOM 4 11'10" x 11'1"**

## **FIRST FLOOR**

## **LANDING**

## **PRINCIPAL BEDROOM 10'7" x 9'4"**

Rural views.

## **EN SUITE SHOWER ROOM**

White three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink. Chrome towel radiator. Tile effect wood laminate floor covering.

## **BEDROOM 2 14'6" x 12'0" (wps)**

Elevated views towards Belfast Lough, Cammoney Hill and Cave Hill. Access to under eaves storage.

## **BEDROOM 3 11'3" x 7'10"**

Elevated rural views.

## **EXTERNAL**

Site extending to c.0.5 acres.

Gardens front and side finished in lawn, hedgerow, plants, trees and shrubbery.

Garden/paddock to rear.

Twin driveways with access off the Ballyearl Road and Carntall Road. Outbuildings.

Single garage.

External lighting.

PVC oil storage tank.

## **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.



**Well presented, four bedroom / two+ reception, chalet detached, occupying a prime site, extending to c.0.5 acres, with elevated views towards Belfast Lough, Cave Hill and Carnmoney Hill.**

**The property comprises entrance porch, entrance hall, lounge through dining room, separate family room, kitchen with informal dining area, utility room, four bedrooms, including principal en suite, and family bathroom.**

**Externally the property enjoys twin driveways, single garage, outbuildings, front garden and garden/paddock to rear.**

**Other attributes include oil heating, PVC double glazing and convenient location.**

**Early viewing highly recommended to avoid disappointment.**

**This property is open to cash offers only.**



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>		<b>56</b>
(39-54) <b>E</b>	<b>38</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	

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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