

## 27 Hightown Gardens, Newtownabbey, BT36 7TN



- Semi Detached Chalet Bungalow
- 4/5 Bedrooms
- 3/2 Receptions
- Highly Regarded Popular Location
- Private Mature Enclosed Garden To Rear
- Private Driveway To Side With Ample Parking
- PVC Double Glazed Windows / Oil Fired Central Heating
- Flexible Living Layout
- Luxury Ground Floor Family Bathroom
- Modern First Floor En Suite Shower Room

### PRICE Offers Over £214,950

*Positioned within a highly regarded popular residential location this converted chalet bungalow enjoys a well planned flexible living layout that will suit differing family needs. The accommodation comprises 4/5 bedrooms and 3/2 receptions, deluxe ground floor family bathroom, open plan shaker style fitted kitchen with dining aspect, spacious lounge and modern first floor en suite shower room. Externally there is a secluded large rear garden, private driveway for off street parking suitable for a number of vehicles with fixed electric car charging point. With a high level of interest 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

Front door with leaded glass inset and side screen into:

### WELL PRESENTED ENTRANCE HALL

Exposed hardwood flooring. Built in hotpress

### LOUNGE 15'7" x 11'7"

Into Bay window. Attractive tiled open fireplace with painted wooden surround. Exposed hardwood floor

### MODERN SHAKER STYLE KITCHEN

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck tap. Twin glass display cabinets. Space for free standing cooker with overhead extractor fan. Space for free standing fridge / freezer. Plumbed for washing machine and plumbed for dishwasher. Metro brick tiled walls. Tiled floor. Twin French doors into:

### DELUXE VICTORIAN STYLE FAMILY BATHROOM

Comprising low flush w.c, pedestal wash hand basin, free standing roll top bath with telephone shower attachment. Tiled floor

### BEDROOM 3 9'9" x 9'3"

Presently used as home office. Built in wardrobe / storage cupboard. Exposed hardwood flooring

### BEDROOM 2 11'6" x 9'6"

Presently used as study. Built in wardrobe / storage cupboard. Exposed hardwood flooring

### BEDROOM 1 11'6" x 11'10"

Exposed hardwood flooring

### FIRST FLOOR

Landing with Velux window and exposed hardwood flooring

### BEDROOM 4 17'8" x 9'3"

At max. Velux window and fire escape Velux window. Presently used as dressing room

### BEDROOM 5 17'8" x 12'6"

At max. Velux window and fire escape Velux window

### MODERN ENSUITE

Comprising button flush w.c, pedestal wash hand basin. 1/4 rounded shower cubicle. Fully tiled walls and tiled floor. Keylite sky light

### OUTSIDE

Neat garden to front laid in lawn.

Private driveway to side with ample parking for a number of vehicles and fixed electric car charging point.

Brick paved patio / terraced area to rear perfect for family barbecues. 3 Steps leading yo:

Large private garden to rear laid in neat lawn, screened by mature hedgerows and trees. Stocked with a variety of shrubs

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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.