



27 Laurel Hill, Newtownabbey, BT36 5SZ

- Detached Home
- Lounge; Wood Burning Stove
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Large, Corner Site
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Four Piece Suite
- Private Driveway
- Timber Garden Room

Offers Over £239,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 19'10" x 12'0"

Triple aspect windows. Stone clad inglenook recess with cast iron, wood burning stove on slate hearth. Tiled floor.



KITCHEN THROUGH DINING ROOM 19'10" x 10'11" (wps)

Modern fitted, high gloss kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven and microwave oven. Integrated dishwasher. Space for wine fridge. Space for American style fridge freezer. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. Dual aspect windows. PVC double glazed French doors with matching side screen, leading to driveway and garden.

UTILITY ROOM 6'8" x 6'0" (wps)

Low level fitted storage unit and work surface area to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store.

PRINCIPAL BEDROOM 11'1" x 10'9"

Dual aspect windows. Access to roof space.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'9" x 10'6"

Dual aspect windows. Wood laminate floor covering.

BEDROOM 3 8'9" x 7'5"

BATHROOM

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

EXTERNAL

Front garden, finished in lawn and shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

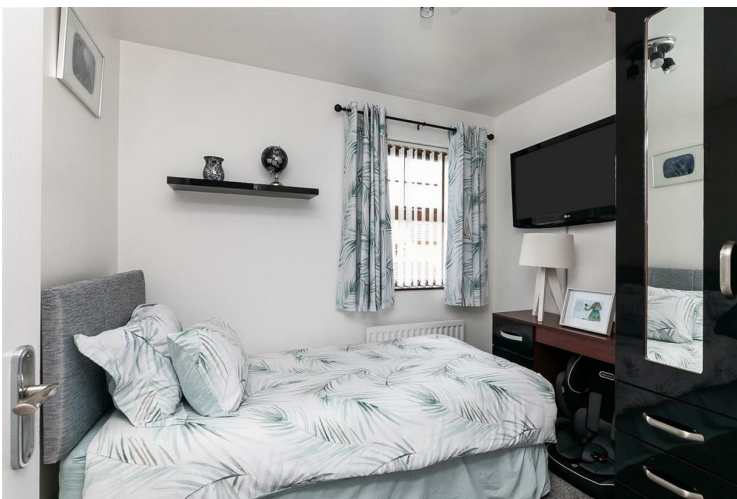
Double gates leading to generous sized, private driveway area, finished in tarmac.

Large garden, finished in lawn, paving and range of plants, trees and shrubbery.

Outside tap.

TIMBER GARDEN ROOM 17'5" x 13'7"

Power, light, windows and double doors.





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.



Immaculately presented, three bedroom, detached home, occupying a large, end of cul-de-sac site within the popular Laurel Hill development, Ballycraigy Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through dining room, utility room, three well-proportioned bedrooms, to include principal en suite, and family bathroom, with white four piece suite.


Externally, the property enjoys private driveway finished in tarmac, large timber garden room, and gardens finished in lawn, paved patio area and range of plants, trees and shrubbery.

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

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 	

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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