



422 Ballyclare Road, Newtownabbey, BT36 4TH

- Farm House Style Semi D
- Lounge; Separate Dining Room
- Utility Room
- Oil Heating; PVC Double Glazing
- Low Maintenance, Fully Enclosed Garden
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Family Bathroom; En Suite Shower Room
- Private Driveway; Large Integral Garage
- Rural Views; Convenient Location

Offers Over £159,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed front door. Quarry tiled floor. Glass panelled door, leading to:

DINING ROOM 14'1" x 11'0"

Focal point fireplace. Quarry tiled floor. Stairwell to first floor. Glass panelled door, leading to:

LOUNGE 14'2" x 10'11"

Open fire in cast iron fireplace with tiled inset, tiled hearth and timber surround. Timber flooring.

REAR HALL

Quarry tiled floor. Access to kitchen, utility, sun porch and bathroom.



KITCHEN WITH INFORMAL DINING AREA 11'8" x 9'10"

Country style fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Rural views. Integrated gas hob with extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed and space for dishwasher. Glass fronted display cabinets. Splashback tiling to walls. Quarry tiled floor.

LEAN TO SUN PORCH 12'9" x 4'8"

Access to rear garden.

UTILITY ROOM 8'4" x 6'3"

Range of fitted storage units with contrasting, wood grain effect, melamine work surface. Plumbed and space for washing machine. Oil fired central heating boiler. Quarry tiled floor. Access to integral garage.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls. Chrome towel radiator.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM 18'5" x 10'11"

Vaulted ceiling with timber beams.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower, vanity unit and WC. Electric shower. Chrome towel radiator. Fully panelled walls. Rural views to rear.

BEDROOM 2 13'5" x 11'10" (plus wardrobe space)

Wall to wall fitted wardrobes. Vaulted ceiling.

BEDROOM 3 11'9" x 8'7"

Access to large, built in store. Rural views to rear.

EXTERNAL

Private driveway area, finished in concrete.

External lighting.

Fully enclosed, low maintenance rear garden, finished in paving and raised beds.

PVC oil storage tank.

Outside tap.

LARGE INTEGRAL GARAGE 18'5" x 10'11"

Power operated, up and over door. Separate service door to utility room. Power and light.

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, spacious, farm house style, semi detached home, conveniently situated in the Kingsmoss area of Newtownabbey.


The property comprises entrance hall, dining room, lounge with open fire, rear hall, lean to sun porch, kitchen with informal dining area, utility room, bathroom, and three well proportioned first floor bedrooms, to include principal en suite.

Externally, the property enjoys private driveway area, large integral garage, and fully enclosed, low maintenance rear garden.

Other attributes include oil heating, PVC double glazing, and open aspect to rear.

Early viewing highly recommended to avoid disappointment.



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		41	55
(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 are 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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