



## 29 Laurel Hill, Newtownabbey, BT36 5SZ

- Modern Semi Detached Home
- Lounge; Gas Fire
- Utility Room
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; En Suite Shower Room
- Private Driveway
- Convenient, Well Sought After Location

Offers Over £209,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE 15'1" x 11'4" (plus bay)

Box bay window to front elevation. Gas fired in limestone fireplace with matching hearth. Tiled floor. Glass panelled French doors leading to:



## **KITCHEN WITH INFORMAL DINING AREA 12'8" x 12'0" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Matching island unit. Inlaid 1.5 bowl stainless steel sink unit. Integrated gas hob with glass splashback and extractor hood over. Bosch, integrated oven. Integrated fridge freezer, dishwasher and wine fridge. Splashback panelling to walls to match worktop. Tiled floor. PVC double glazed French door leading to rear garden.

## **UTILITY ROOM 7'8" x 5'0"**

Range of fitted storage units with contrasting, quartz effect, melamine work surface. Space and plumbed for washing machine. Space for tumble dryer. Stainless steel sink with draining bay. Gas fired central heating boiler (housed within matching unit). Splashback panelling to walls. Tiled floor. PVC double glazed French door to rear garden.



## **FIRST FLOOR**

### **LANDING**

Access to shelved store and roof space.

### **PRINCIPAL BEDROOM 12'11" x 10'4" (wps)**

### **FULLY TILED EN SUITE SHOWER ROOM**

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Electric shower. Chrome towel radiator.

### **BEDROOM 2 11'4" x 10'4"**

### **BEDROOM 3 7'10" x 7'6"**

### **FULLY TILED BATHROOM**

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

### **EXTERNAL**

Low maintenance front garden, finished in decorative stone.

Tiled entrance porch.

External lighting.

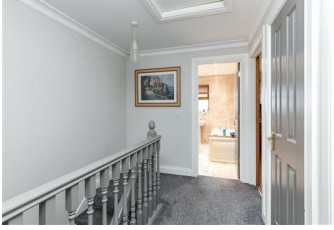
PVC soffits, fascia and rainwater goods.

Private driveway, finished in tarmac.

Rear garden finished in lawn and paved patio area.

Outside tap.





## 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, semi detached home, occupying a cul-de-sac site site, within the popular Laurel Hill development, Ballycraigy Road, Newtownabbey.**


**The property comprises entrance hall, furnished cloakroom, lounge with gas fire, kitchen informal dining area, modern fitted kitchen, utility room, three well-proportioned bedrooms, to include principal en suite, and fully tiled family bathroom, with white four piece suite.**

**Externally, the property enjoys generous sized private driveway, finished in tarmac, 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) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 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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