

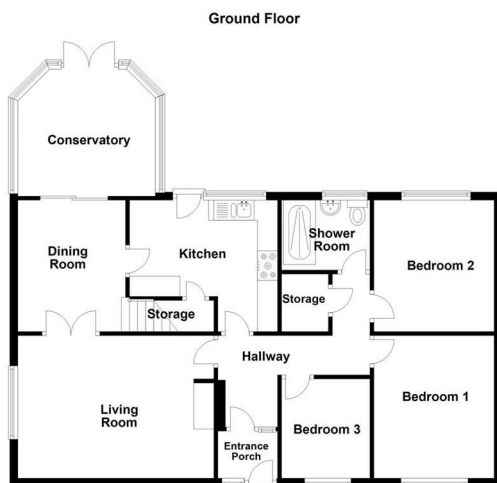


27 Green Acres, Newtownabbey, BT36 6NL

- Detached Family Home
- Conservatory Extension to Rear
- Deluxe Shower Room
- Private Driveway
- Gardens Front, Side and Rear
- Four Bedroom; Three+ Reception
- Kitchen
- Gas Heating; Double Glazing
- Large, Matching Detached Double Garage
- Convenient Location

Offers Over £219,950

EPC Rating D



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

27 Green Acres, Newtownabbey





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Wood laminate floor covering. Glass panelled door with matching side screens, leading to:

ENTRANCE HALL

Wood laminate floor covering. Access to walk in store with gas fired central heating boiler. Glass panelled door leading to:

LOUNGE 15'11" x 11'6"

Vaulted ceiling. Gas fire with tiled hearth and stone clad chimney breast. Timber flooring. Feature window to side elevation. Glass panelled French doors leading to:

DINING ROOM 10'10" x 8'9"

Timber flooring. Access to first floor. Aluminium framed, sliding patio door leading to:



CONSERVATORY 11'6" x 10'4" (wps)

Tiled floor. PVC double glazed French doors to rear garden.

KITCHEN 11'11" x 10'8" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood above. Integrated double oven. Space and plumbed for washing machine and dishwasher. Access to under stairs store. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1 11'6" x 9'10"

Wood laminate floor covering.

BEDROOM 2 10'9" x 9'6"

Wood laminate floor covering.

BEDROOM 3 8'1" x 7'7"

Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and concealed cistern WC. Power shower unit. Towel radiator.

FIRST FLOOR

INFORMAL LIVING AREA 13'1" x 12'8"

Open fire with tiled hearth and stone clad surround. Wood laminate floor covering. Access to under eaves storage.

STUDY AREA 8'9" x 5'8"

Wood laminate floor covering. Access to under eaves storage.

BEDROOM 4 12'6" x 9'8"

Wood laminate floor covering. Access to under eaves storage.

EXTERNAL

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

Generous sized, private driveway area, finished in tarmac.

Rear garden, finished in lawn, paved patio areas and wide array of plants, trees and shrubbery.

Outside tap.

External lighting.

LARGE, MATCHING DETACHED DOUBLE GARAGE 20'8" x 16'4"

Power operated, up and over, double door. Separate service door to rear. Power, light and roof space area.

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 / three+ reception, detached home, with large, matching detached double garage, situated within the well sought after Green Acres development, Carnmoney, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and deluxe family shower room to ground floor level, with informal living area, study area and fourth bedroom found on first floor level.

Externally, the property enjoys generous sized private driveway, large matching detached double garage, and gardens front, side and rear, finished in lawn, patio areas, and wide array of mature plants, trees and shrubbery.

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

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	67	67
(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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