

# 1 Tobar-Glen, Newtownabbey, BT36 6UG



## PRICE Offers Over £289,950

*Positioned on a prime corner site within the highly regarded established Tobar-Glen Development, just off O'Neill Road. This immaculately presented detached family home is perfect for the purchaser looking for a modern home with a high specification at a realistic price. This home enjoys a well planned living layout incorporating 4 bedrooms, 2+ receptions, open plan modern fitted kitchen with casual dining aspect, luxury four piece family bathroom, deluxe en suite shower room and furnished modern cloakroom. The property further befits from extensive private garden to rear with a fixed hot tub summer house, outside bar/kitchen area and converted shed that is presently used as guest accommodation. With a high level of interest anticipated an early viewing is highly 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



- **Impressive Detached Family Home**
- **4 Bedrooms**
- **2+ Receptions**
- **Modern Fitted Kitchen with Casual Dining Aspect**
- **Four Piece Family Bathroom**
- **Ground Floor Furnished Cloakroom**
- **Master Bedroom with Ensuite**
- **Extensive Private Garden to Rear**
- **Wooden Summerhouse with Hot Tub**
- **Highly Sought After Convenient Location**



## ACCOMMODATION

### GROUND FLOOR

Composite front door with leaded glass inset into spacious well presented entrance hall with tiled floor.

#### LOUNGE 18'4" x 12'5"

Attractive feature fireplace with decorative wooden mantel and granite hearth and surround. PVC Double glazed french doors into Den . Tiled floor. Bay window.

#### DINING ROOM 16'0" x 14'5"

Dual window aspect. Under stairs storage cupboard. Tiled floor.

#### FURNISHED CLOAKROOM

Comprising Pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. Tiled walls.



#### MODERN KITCHEN WITH CASUAL DINING 16'8" x 10'2"

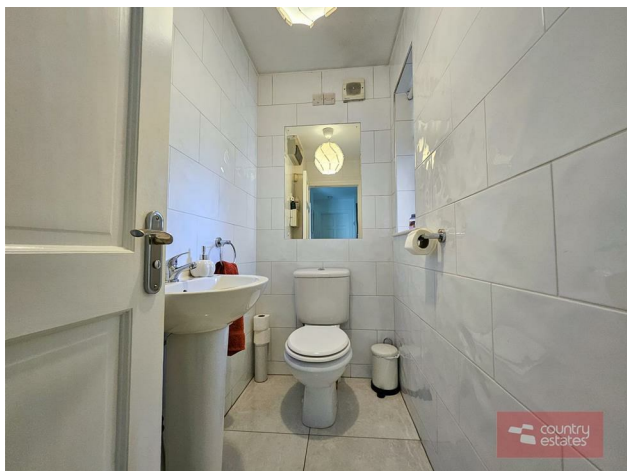
Equipped with a comprehensive range of high and low level fitted handleless units and contrasting granite work surfaces with tiled upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing range style cooker with overhead extractor fan housed in stainless steel canopy. Integrated fridge freezer. Tiled floor. Dual window aspect. Open into:

#### UTILITY ROOM 5'6" x 5'2"

Equipped with a range handleless cabinets and contrasting granite work surfaces. Plumbed for washing machine. Plumbed for dishwasher.

### FIRST FLOOR

Hot press storage cupboard. Access to roof space via pull down ladder.





### BEDROOM 1 16'0" x 10'2"

Quality laminate flooring.

### DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. Tiled walls.

### BEDROOM 2 16'0" x 10'2"

Dual window aspect. Quality laminate flooring.



### BEDROOM 3 12'5" x 7'10"

Quality laminate flooring.

### BEDROOM 4 12'5" x 7'10"

Presently used as home office. Quality laminate flooring.

### LUXURY FOUR PIECE FAMILY BATHROOM

Comprising tiled panel bath with hand shower attachment, Fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and button flush WC. Tiled floor. Tiled walls. Chrome towel radiator.

### OUTSIDE

Neat well maintained garden to front laid in lawn with paved walkways. Driveway to side with ample space for a variety of vehicles,

Private, extensive, paved garden to rear, screened by perimeter fence. Wooden summer house with hot tub and storage cupboard. Wooden pergola fitted with outside bar/kitchen area with low level cabinets.

Garden shed that has been insulated and fitted with power and light. Presently used as guest accommodation but would be perfect for home office or playroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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		

**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.