

12 Blackthorn Road, Newtownabbey, BT37 0GH



PRICE Offers Over £299,950

Positioned within the highly regarded established Brambles Development. This immaculately presented detached family villa is perfect for the purchaser looking for a modern home at a realistic price. This home enjoys a well planned living layout incorporating 4 bedrooms, 3 receptions, modern shaker style fitted kitchen, luxury family bathroom, deluxe en suite shower room and furnished modern cloakroom. 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 Villa**
- **4 Bedrooms**
- **3 Receptions**
- **Modern Shaker Style Fitted Kitchen**
- **Superb PVC Double Glazed Conservatory**
- **Ground Floor Furnished Cloakroom**
- **Luxury Bathroom Suite**
- **Integral Garage with Power and Lights**
- **Private Enclosed Garden to Rear**
- **Highly Popular Residential Location**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass insets into spacious well presented entrance hall with tiled floor.

LOUNGE 16'8" x 15'5" (into bay window)

Attractive feature limestone fireplace with cast iron wood burning stove.

Furnished Cloakroom

Comprising vanity unit with tiled splash back and monobloc tap and button flush WC. Tiled floor.



MODERN FITTED KITCHEN 14'1" x 11'5"

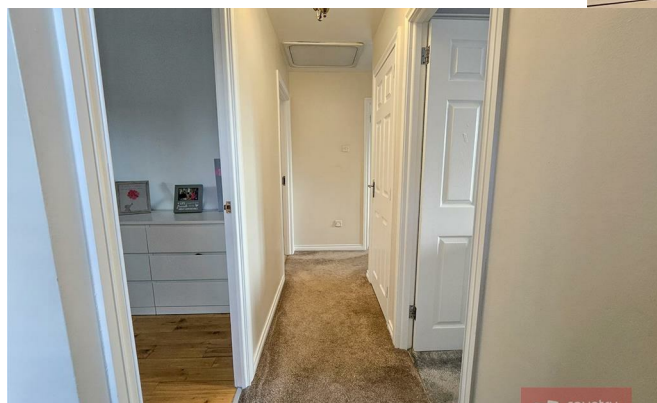
Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing range style cooker. Over head extractor fan housed in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Twin glass display cabinets. PVC double glazed French doors to rear patio. Tiled floor. Part tiled walls. Service door to integral garage.

DINING/FAMILY ROOM 14'1" x 9'10"

Open into:

SUPERB CONSERVATORY 11'9" x 8'10"

PVC Double glazed French door to rear garden.



FIRST FLOOR

Storage cupboard

BEDROOM 1 13'5" x 9'10"

Built in 4 bay slide robes.

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower enclosure with electric shower unit, pedestal wash hand basin with monobloc tap and button flush WC. Tiled walls. Tiled floor.

BEDROOM 2 13'1" 9'10" (at max)

BEDROOM 3 12'1" x 8'2"

BEDROOM 4 12'1" x 7'2"

LUXURY BATHROOM SUITE

Comprising free standing double ended bath, vanity unit with swan neck mixer tap and button flush WC. Tiled walls. Tiled floor.

OUTSIDE

Neat well maintained garden to front, laid in lawn. Block paved driveway with ample space for a variety of vehicles, leading to integral garage.

Private enclosed garden to rear, screened by perimeter fence. Laid in neat lawn with paved patio area and walkways.

INTEGRAL GARAGE (20'0" x 9'6") Presently used as utility space. Equipped with high and low level fitted units. Single drainer stainless steel sink unit. Plumbed for washing machine. Power and light. Up and over door.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (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.



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