

20 Loral Gardens, Newtownabbey, BT37 0LJ



PRICE Offers Over £204,950

Positioned within a quiet cul-de-sac in a well regarded established location. This superb family home has been extended by the present vendors creating a stylish, spacious property with a contemporary open plan living layout. Incorporating 3/4 bedrooms, quality luxury shaker kitchen in contrasting colours with fixed centre island and integrated appliances, modern utility room and deluxe family bathroom. This is a perfect purchase for those buyers searching for a modern property with a high internal specification and 'Turn Key' style finish throughout. 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

- **Superb Extended Semi Detached**
- **3 / 4 Bedrooms**
- **2 / 3 Receptions**
- **Extensive Single Storey Extension To Rear**
- **Contemporary Open Plan Living / Kitchen / Dining Layout**
- **Matching Modern Utility Room / Furnished Ground Floor Cloakroom**
- **Deluxe Modern Family Bathroom**
- **Well Regarded Established Select Development**
- **PVC Double Glazed Windows / Gas Central Heating**
- **Private Landscaped Garden To Rear**



ACCOMMODATION

GROUND FLOOR

PVC front door with double glazed side screen into:

WELL PRESENTED ENTRANCE HALL

low voltage recessed lighting. Windsor pattern tiled floor extending into:

FURNISHED CLOAKROOM

Comprising button flush w.c, Pedestal wash hand basin with mono bloc tap and matching splashback. Feature half panelled walls

LOUNGE 15'0" x 12'5"

Attractive cast iron horse shoe style open fire with wooden surround and slate hearth. Twin French doors into:



OPEN PLAN LIVING/KITCHEN/DINING 21'9" x 19'6"

At max. Equipped with a comprehensive range of high and low level shaker style fitted units in contrasting Inchyra blue and Dove grey colours. Quality mistral solid worksurfaces with matching upstands. Fixed centre island with breakfast bar for casual dining with inlaid stainless steel sink with swan neck mixer tap. Integrated under oven with 4 ring gas hob, concealed overhead extractor fan and stainless steel splashback. Integrated fridge / freezer and dishwasher. Fixed larder cupboard with three soft closing under drawers. Quality grey coloured laminate flooring. Three fixed skylight windows affording maximum light. Fixed double glazed full height side screens with inset sliding double glazed French doors to garden and patio.

UTILITY ROOM 10'3" x 4'8"

Fitted with a matching low level range of modern shaker style units with quality mistral solid worksurfaces. Inlaid stainless steel sink with swan neck tap, plumbed for washing machine and PVC door to rear



FAMILY ROOM/BEDROOM 4 12'3" x 9'6"

Perfect for games room / home office / bedroom. Quality laminate flooring

FIRST FLOOR

BEDROOM 1 12'6" x 10'8"

Open aspect to rear with partial views extending towards Belfast and the Mournes on a clear day



BEDROOM 2 12'7" x 10'8"

At max. Quality laminate flooring

BEDROOM 3 9'10" x 9'6"

Built in single wardrobe. Quality laminate flooring

DELUXE FAMILY BATHROOM

Comprising P shaped bath with fixed shower screen with drench style shower and hand shower attachment. Semi pedestal wash hand basin with mono bloc tap, button flush w.c.

LANDING

Access to partially floored roof space via Slingsby style wooden ladder. Heated cupboard for towel storage

OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Private enclosed courtyard style garden to rear screened by perimeter fence. Fully paved perfect for family barbecues.

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
Northern Ireland			
EPC 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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