



## 2 Burnthill Drive Glengormley, Newtownabbey, BT36 5AF

**Offers Around  
 £229,950**

We are delighted to offer for sale this extremely well presented detached villa holding a prime corner site in this popular residential area just off Richmond Road, Newtownabbey. This superb family home has been extended and enhanced by the current owners over the years and offers flexible accommodation comprising; entrance hall, lounge with multi fuel stove, dining room and a modern white gloss fitted kitchen with range of integrated appliances open to a sunroom with vaulted ceiling and PVC double glazed double doors to rear and a rear hallway with luxury shower room and access to a large garage.

Upstairs on the first floor there are 5 bedrooms and a family bathroom with 3 piece suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac double width driveway leading to an attached garage, superb garden to front and side in lawn and paved patio area to rear.

Early viewing strongly recommended !!

# 2 Burnthill Drive

## Glengormley, Newtownabbey, BT36 5AF



- Immaculately Presented Detached Villa
- Recently Installed Fitted Kitchen
- OFCH / PVC Double Glazing
- Five Bedrooms
- Downstairs Shower Room
- Driveway, Garage & Superb Gardens
- Two Receptions & Sunroom
- White Bathroom Suite

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Composite double glazed front door, walnut effect engineered flooring, stairs to first floor

##### LOUNGE

14'5" x 11'8" (4.39m x 3.56m")

Multi fuel stove, walnut effect engineered flooring, open to;

##### DINING ROOM

10'11" x 8'0" (3.33m x 2.44m")

Walnut effect semi solid engineered flooring, oak glass panelled double doors to

##### LIVING / KITCHEN

10'11" x 9'4" (3.33m x 2.84m")

Range of white high gloss high and low level units, granite work surfaces, stainless steel basin 1/2 sink unit, stainless steel double oven, ceramic hob, stainless steel extractor fan, integrated dishwasher & fridge / freezer, tiled floor.

##### SHOWER ROOM

Modern white suite comprising pedestal wash hand basin, low flush wc, enclosed shower cubicle, partly tiled walls, tiled floor.

#### FIRST FLOOR

##### LANDING

Access to roofspace, hotpress

##### BEDROOM 1

11'5" x 10'0" (3.48m x 3.05m)

Mirrored sliderobes

##### BEDROOM 2

10'0" x 9'4" (3.05m x 2.84m")

Under eaves storage.

##### BEDROOM 3

12'8" x 8'2" (3.86m x 2.49m")

Velux window, under eaves storage.

##### BEDROOM 4

8'4" x 7'5" (2.54m x 2.26m")

Built in wardrobe

##### BEDROOM 5

8'4" x 7'3" (2.54m x 2.21m")

##### BATHROOM

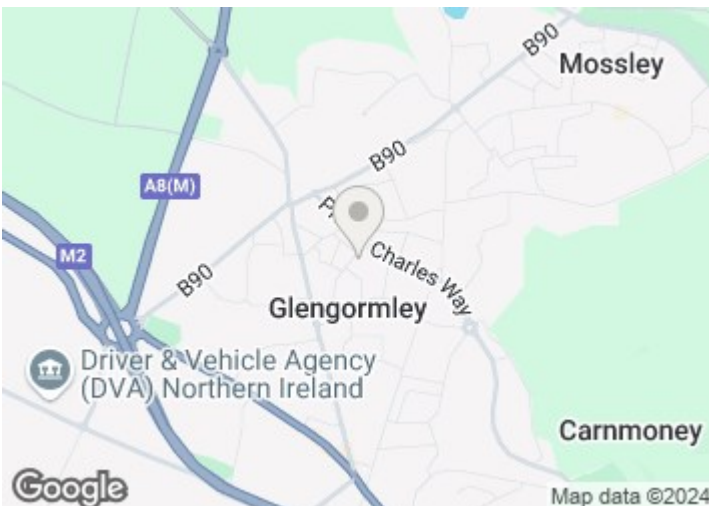
White suite comprising pedestal wash hand basin, low flush wc, panelled bath, shower above, glass shower screen, partly tiled walls, tiled floor

##### OUTSIDE

Tarmac double width driveway leading to an attached garage with electric roller shutter door, light & power

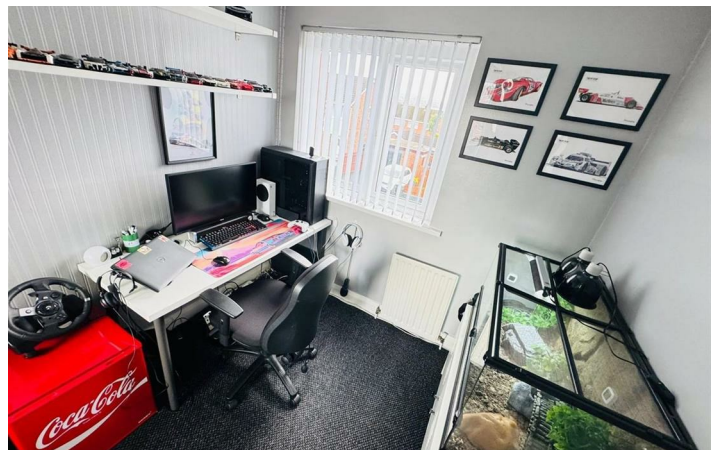
Gardens to front and side in lawn bordered in hedgerow

Paved enclosed patio area to rear, pvc oil tank



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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