COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

3 Coolehill Park, Newtownabbey, BT36 5AA

- Detached Bungalow
- Lounge
- Bathroom; White Suite
- Private Driveway;
- Gardens Front and Rear
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Garden Store/Workshop
- Views Towards Cave Hill

Offers Over £179,950

EPC Rating E

3 Coolehill Park, Newtownabbey, BT36 5AA

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed French door with matching side screen. Tiled floor. PVC double glazed door with matching side screen leading to:

ENTRANCE HALL

Tiled floor. Access to roof space. Glass panelled door leading to:

LOUNGE 16'10" x 11'5"

Elevated view towards Cave Hill. Focal point, granite fireplace with matching hearth and contrasting marble surround. Timber floor.

KITCHEN WITH INFORMAL DINING AREA 16'10" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tile effect flooring to kitchen area. Tiled floor to dining area. PVC double glazed door leading to rear garden.

BEDROOM 1 12'8" x 9'11" (wps)

Elevated views towards Cave Hill. Fitted wardrobes. Wood laminate floor covering.

BEDROOM 2 12'7" x 7'2"

Wood laminate floor covering. Half panelling to walls.

BEDROOM 3 10'10" x 10'5"

Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath. Part panelling to walls.

EXTERNAL

Generous sized, paved, private driveway area.
Front garden finished in lawn and range of plants, trees and shrubbery.
Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.
Large garden store/workshop.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

[redacted]

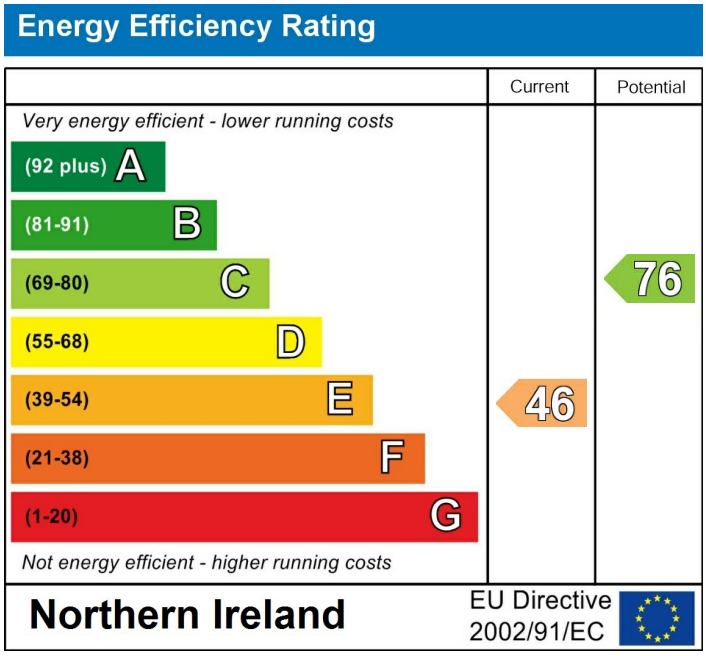
Well presented, three bedroom, detached bungalow, occupying an elevated site with views towards Cave Hill, situated on Coolehill Park, Glengormley, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge, kitchen with informal dining area, three well-proportioned bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, garden store/workshop, and gardens front and rear.

Other attributes include oil heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Belfast Telegraph PROPERTY AWARDS 2018
Belfast Telegraph PROPERTY AWARDS 2019
Shortlisted The Negotiator Awards 2018
Shortlisted The Negotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
The Negotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT