COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



42A Bernice Road, Newtownabbey, BT36 4QZ

- Immaculately Presented Family Detached
- Luxury Fitted Kitchen
- Deluxe Family Bathroom
- Oil Heating; Solar; PVC Double Glazing
- Fully Enclosed Rear Garden
- Four Bedroom; Two+ Reception
- Utility Room; Furnished Cloakroom
- En Suite Shower Room
- Private Driveway; Garage
- Convenient, Well Sought After Location

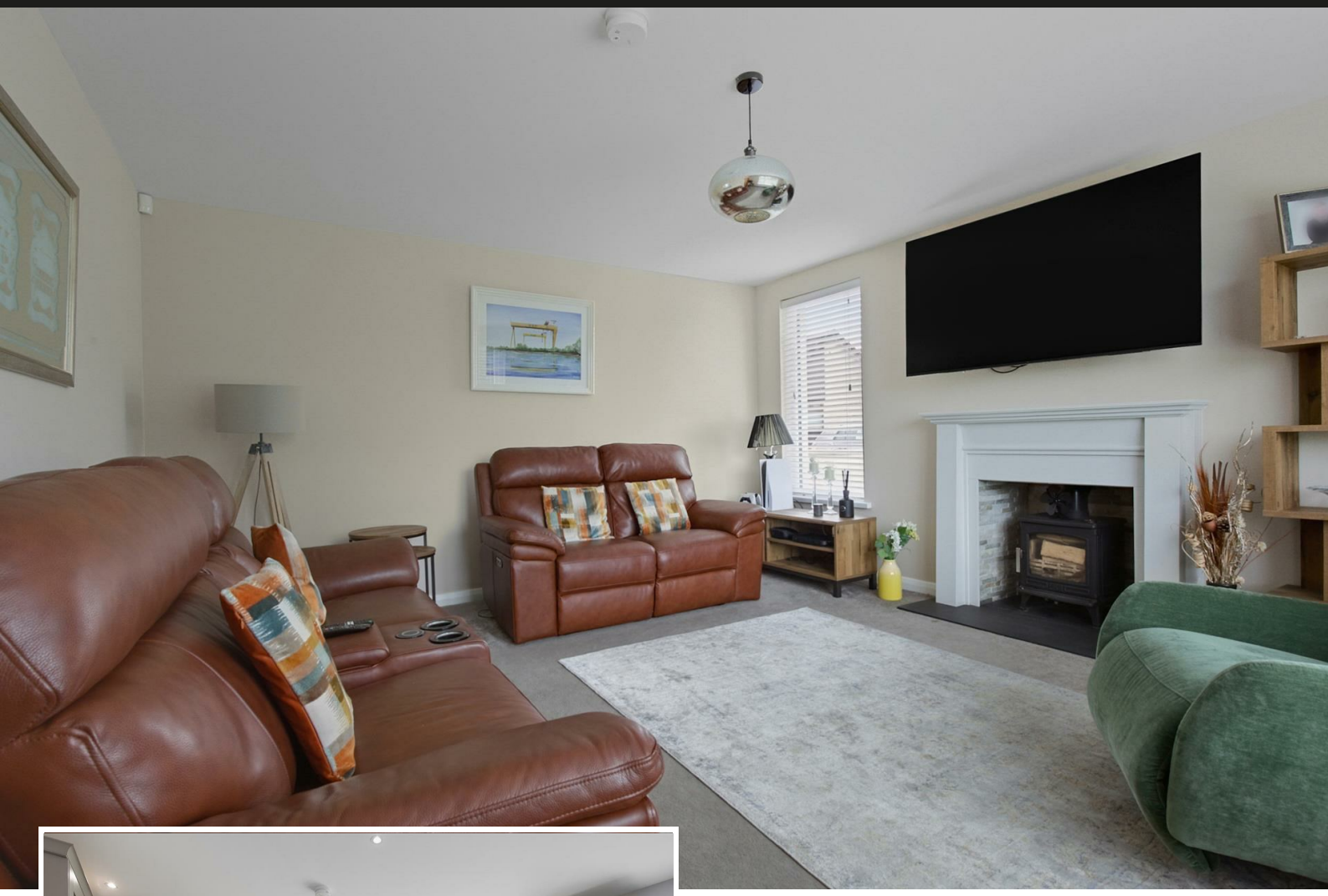
Offers Over £450,000

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side screen and fanlight over. Wood laminate floor covering. Stairwell to first floor gallery landing. Vaulted ceiling. Access to under stairs store.

LOUNGE 15'3" x 13'8"
Dual aspect windows. Stone clad inglenook recess with cast iron wood burning stove on slate hearth with granite surround.

FAMILY ROOM 15'3" x 12'8"
Picture window to front elevation.

KITCHEN THROUGH LIVING DINING AREA 27'3" x 14'1"
Luxury fitted kitchen with range if high and low level storage units with contrasting solid granite worktop and breakfast bar area. Inlaid stainless steel 1.5 bowl sink unit with Quooker boiling water tap. Integrated, Neff, touch screen induction hob with extractor hood over. Space for American style fridge freezer. Integrated double oven and dishwasher. Splashback tiling to walls. Wood laminate floor covering. Fitted storage units, shelving and media wall to living area. Open through to:

SUN LOUNGE 9'8" x 8'7"
Picture window to rear elevation. Wood laminate floor covering. PVC double glazed French doors leading to rear garden.







UTILITY ROOM 10'9" x 5'9"

Range of fitted storage units with contrasting granite effect melamine worktop with matching upstands to walls. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Wood laminate floor covering. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising vanity unit and WC. Wood laminate floor covering.

FIRST FLOOR

GALLERY LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 13'1" x 12'0" (wps)

Comprehensive range of fitted wardrobes and storage units.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator. Illuminated mirror over sink.

BEDROOM 2 14'1" x 12'9"

BEDROOM 3 14'1" x 12'0"

Range of fitted wardrobes, shelving and desk.

BEDROOM 4 15'5" x 12'9" (wps)

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white four piece suite comprising freestanding bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway finished in tarmac.
Electric car charging point.
Front garden finished in lawn.
External lighting.
PVC fascia.
Seamless aluminium guttering.
Fully enclosed rear garden finished in lawn and paved patio area.
Outside tap.
Service area with PVC oil storage tank.

MATCHING DETACHED GARAGE 19'6" x 12'4"

PVC coated roller shutter door. Separate PVC double glazed service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASHERS

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United





Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, four bedroom/two+ reception, detached family home with matching detached garage, conveniently situated off Bernice Road, Mallusk, Newtownabbey.

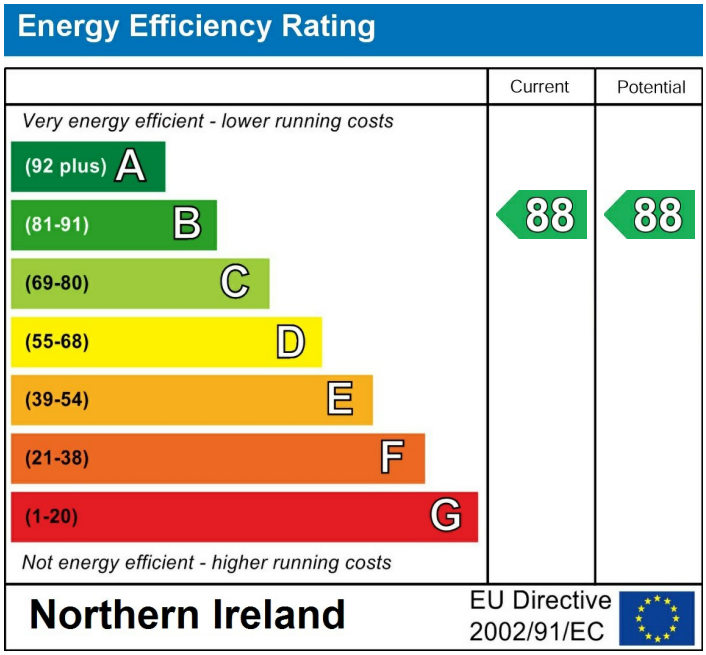
The property comprises entrance hall, lounge, family room, kitchen with informal living/dining area, sun lounge, utility room, furnished cloakroom, four bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the property enjoys private driveway, matching detached garage, and fully enclosed rear garden, finished in lawn and paved patio area.

Other attributes include oil heating, owned solar panels, PVC double glazing, comprehensive range of fitted furniture, and range of quality finishes throughout.

Early interest 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

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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