COLIN GRAHAM RESIDENTIAL

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'Rose Dene', 6 Glenkeen Avenue, Jordanstown, Newtownabbey, BT37 0PH

- Stunning Newly Constructed Home (c.2,600 sq ft (plus garage and garden store))
- Four Bedroom; Three+ Reception
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Wood Burning Stoves To Lounge and Family Room
- Family Bathroom
- Principal and Guest En Suite Bedrooms
- Oil Heating; PVC Double Glazing
- Generous Sized Driveway; Garage
- Fully Landscaped, Mature Site

Offers Over £650,000

EPC Rating





6 Glenkeen Avenue, Newtownabbey, BT37 0PH





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side lights and fanlight over. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM
Ready for installation of two piece suite.

LOUNGE 24'6" x 12'6" (wps)
Computer generated furniture and floor coverings for illustrative use only. Triple aspect windows. Box bay window to front elevation. Cast iron wood burning stove on slate hearth. PVC double glazed French doors leading to rear garden.

FAMILY ROOM 19'6" x 11'7"
Computer generated furniture and floor coverings for illustrative use only. Cast iron wood burning stove on slate hearth. Picture window to front elevation.

KITCHEN WITH INFORMAL DINING AREA 21'7" x 19'0" (wps)
Computer generated kitchen, furniture and floor coverings for illustrative use only. Ready for installation of kitchen (painted, solid timber doors (Elmbridge Dove Grey, as opposed to the colour scheme in the CGI), quartz worktop (Calacatta), butler sink, chrome mixer tap, integrated larder fridge, induction hob and electric cooker)). PVC double glazed French doors leading to rear garden.







SUN LOUNGE 12'9" x 9'11"
Triple aspect windows. PVC double glazed French doors leading to rear garden.

UTILITY ROOM 11'7" x 8'9"
Ready for installation of units (stainless steel sink, chrome mixer tap, Calacatta square edge laminate worktop and space for washing machine and tumble dryer). PVC double glazed French door leading to driveway.

FIRST FLOOR

LANDING
Access to roof space via slingsby style ladder.

PRINCIPAL BEDROOM 17'2" x 15'1"
Computer generated furniture and floor coverings for illustrative use only. PVC double glazed French doors leading to Juliet style balcony.

EN SUITE SHOWER ROOM
Ready for installation of three piece suite.

GUEST BEDROOM 15'0" x 11'8"

EN SUITE SHOWER ROOM
Ready for installation of three piece suite.

BEDROOM 3 12'6" x 10'7"

BEDROOM 4 12'7" x 10'7"

FAMILY BATHROOM
Ready for installation of three piece suite. Access to hot press.

EXTERNAL
Generous sized private driveway area.
Front garden with mature trees.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden sown in lawn, with patio area, path, flower beds and mature trees.

MATCHING DETACHED GARAGE 24'9" x 11'9" to include partioned garden store to
Electric operated, PVC coated roller shutter door. Separate service door. Power and light. Partitioned garden store with oil fired central heating boiler.

SPECIFICATION
Bathrooms: Contemporary white sanitary ware throughout.

Heating: Zoned, pressurised heating system (ground floor, first floor and hot water).

Outside: Lawn will be laid and flower beds will be mulched. Chestnut pale fence to rear of garden, approximately 20 additional shrubs and hedging to be planted to front and side. Wooden estate gates/posts to be installed at entrance (and supply for electric operated gates).

10 warranty: Global Home Warranty.

Flooring and tiling not included.

Should the purchaser be involved early enough, specifications can be changed once in contract (with the purchaser being responsible for any difference in cost, with same to be paid in advance (non-refundable)).

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.



'Rose Dene'... a stunning, newly constructed home, offering bright, well-proportioned family accommodation throughout, occupying a mature site off the well sought after and conveniently positioned, tree-lined, Glenkeen Avenue, Jordanstown.

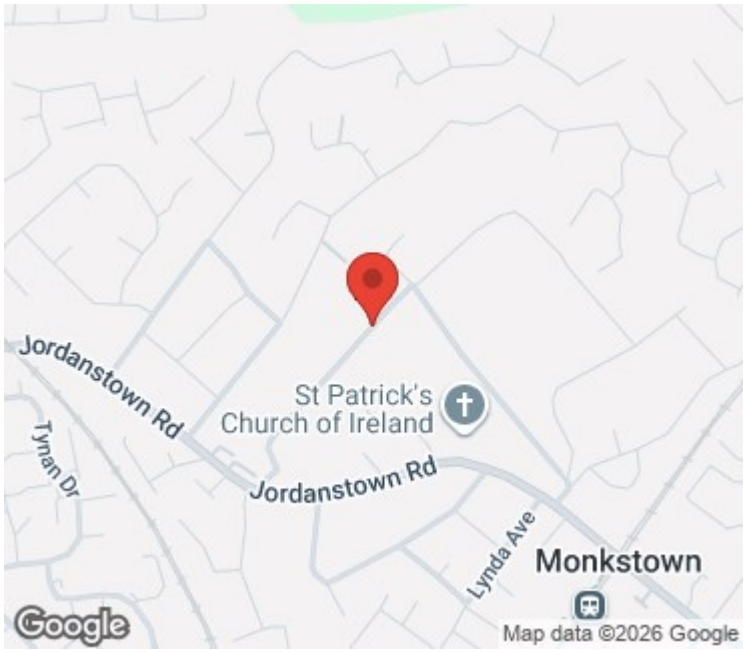
The property extends to circa 2,600 sq ft, plus garage and garden store, and accommodation comprises entrance hall, furnished cloakroom, lounge, family room, kitchen through dining room, sun lounge, utility room, four bedrooms, to include principal and guest en suite bedrooms, and separate family bathroom.

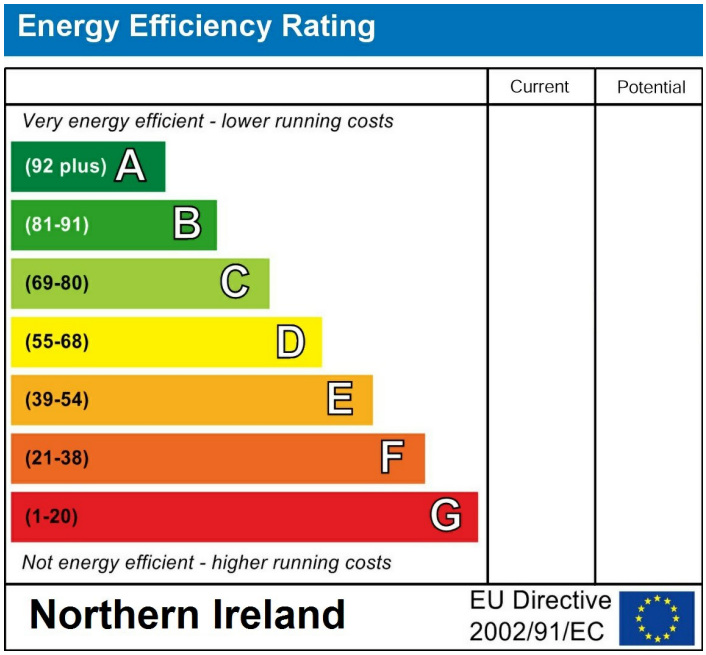
The property is being offered with a generous turnkey specification, bar tiling and floor coverings.

Externally, the property enjoys generous sized private driveway area, matching detached garage with partitioned garden store to rear, and gardens front, side and rear, sown in lawn, with patio area, path, flower beds, and mature trees.

Other attributes include oil heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.





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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