

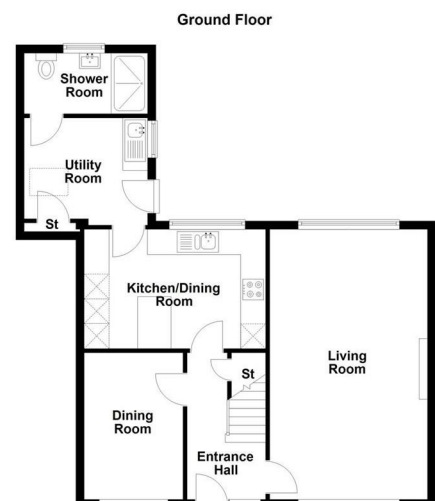


15 Vaddegan Avenue, Newtownabbey, BT36 7SP

- Extended, Family Sized Detached
- Kitchen With Informal Dining Area
- Bathroom; Separate Shower Room
- Private Driveway; Large Garage
- Elevated Views Towards Belfast Lough
- Four Bedroom; Two+ Reception
- Utility Room
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Immaculately Presented Throughout

Offers Over **£279,950**

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to first floor. Access to under stairs store.

LOUNGE 21'6" x 12'5"

Dual aspect windows. View towards Belfast Lough. Focal point, marble fireplace with matching hearth and carved mahogany surround.

DINING ROOM 12'5" x 11'7"

View towards Belfast Lough. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 14'3" x 9'5"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated double oven, fridge freezer and dishwasher. Space for microwave oven. Fitted breakfast table. Glass splashback to walls. Tiled floor. Glass panelled doors leading to:



UTILITY ROOM 9'9" x 8'6"

Fitted low level storage unit and worktop to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Access to built in store. Tiled floor. PVC double glazed door leading to rear garden.

SHOWER ROOM

Contemporary, white three piece suite comprising fully panelled, oversized shower enclosure, floating vanity unit and WC. Electric shower. Splashback panelling to sink. Chrome towel radiator. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved hot press and partially floored roof space via slingsby style ladder.

BEDROOM 1 10'6" x 9'8" plus wardrobe space

Elevated view towards Belfast Lough. Range of fitted wardrobes with mirror panelled sliding doors.

BEDROOM 2 11'8" x 10'11"

Fitted wardrobes in mirror panelled sliding doors. Elevated rural view towards Belfast Lough.

BEDROOM 3 11'6" x 9'1"

BEDROOM 4 9'6" x 7'7"

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Electric shower. Towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.
Front garden finished in lawn and range of plants, trees and shrubbery. External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn and raised beds.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 19'8" x 11'9"

Up and over door. Separate PVC double glazed door to rear garden. Power and light.

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.



Immaculately presented, extended, four bedroom/two+ reception, detached family home with large matching detached garage, occupying a prime site with elevated views towards Belfast Lough, situated on Vaddegan Avenue, within the Collinbridge area of Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, utility room, ground floor shower room, four first floor bedrooms, and family bathroom.

Externally, the property enjoys generous sized private driveway, large, matching detached garage, and gardens front and rear.

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

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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