COLIN GRAHAM RESIDENTIAL

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4 Ballyhenry Drive, Newtownabbey, BT36 5BD

- Well Presented, Detached Bungalow
- Lounge; Focal Point Fireplace
- Fully Tiled Bathroom
- Private Driveway
- Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Large Garage
- Convenient Location

Offers Over £199,950

EPC Rating C

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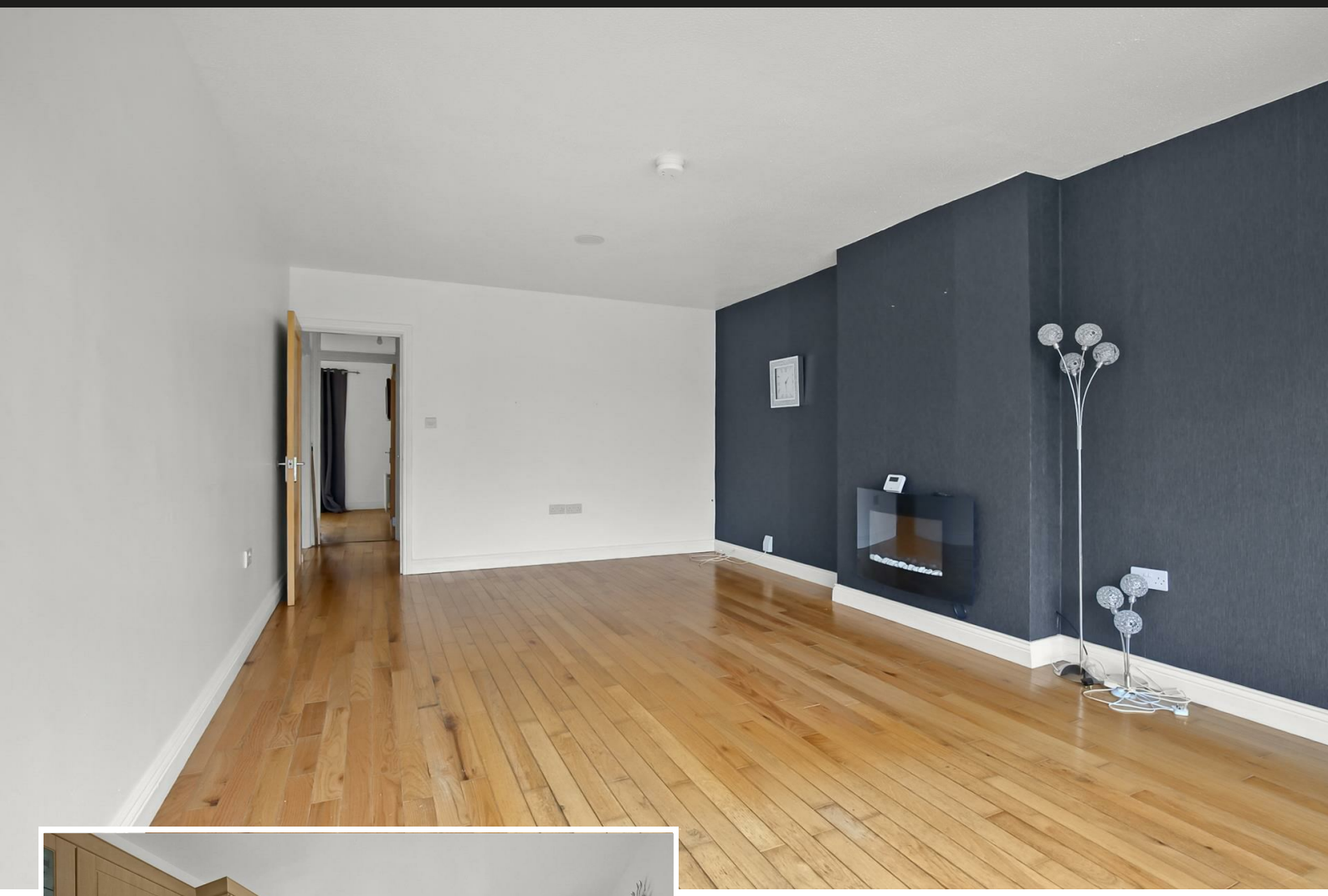


PROPERTY DESCRIPTION

ACCOMMODATION

PVC double glazed front door with matching side screens.

KITCHEN WITH INFORMAL DINING AREA 15'5" x 9'3"

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 touch screen ceramic hob with extractor hood over. Integrated double oven, fridge and dishwasher. Plumbed and space for washing machine. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to driveway.

LOUNGE 20'0" x 12'2"

Contemporary, wall mounted electric focal point fireplace. Feature window to front elevation. Timber flooring.

REAR HALL

Timber flooring. Access to store with gas fired central heating boiler. Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 17'3" x 8'10" (wps)

Fitted wardrobes in panelled and mirrored sliding doors. Timber flooring. PVC double glazed French doors with matching side screen leading to rear garden.

BEDROOM 2 12'7" x 11'3" (wps)

Timber flooring. PVC double glazed French doors with matching side screen leading to rear garden.

BEDROOM 3 9'3" x 7'1"

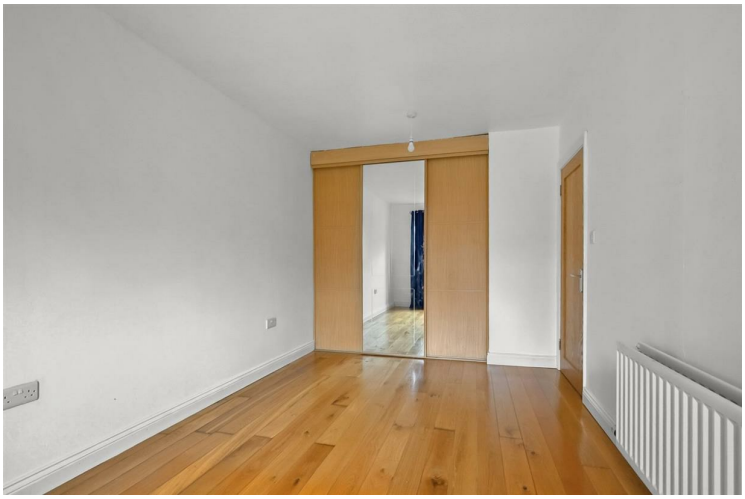
Timber flooring.

FULLY TILED BATHROOM

Contemporary, white, four piece suite comprising tile encase bath, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator.

EXTERNAL

Generous sized driveway area finished in brick pavior.
Front garden finished in lawn.
External lighting.
PVC soffits, facia and rainwater goods.
Outside tap.
Fully enclosed rear garden finished in lawn and timber decking.



LARGE ATTACHED GARAGE 23'0" x 11'4" (wps)

Power operated PVC coated roller shutter door. Separate PVC double glazed service 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.

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.

[redacted]

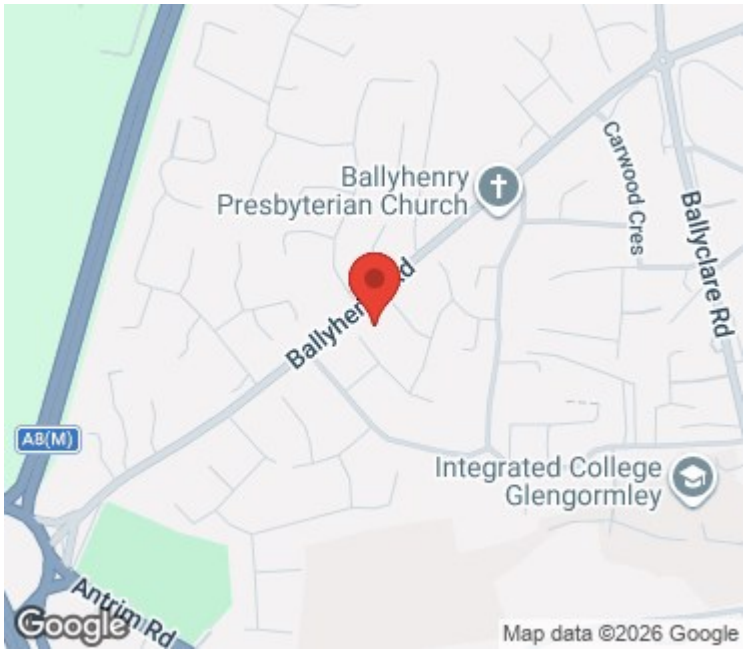
Well presented, three bedroom, detached bungalow with large, attached garage, occupying a cul-de-sac position within the Ballyhenry area of Glengormley, Newtownabbey.

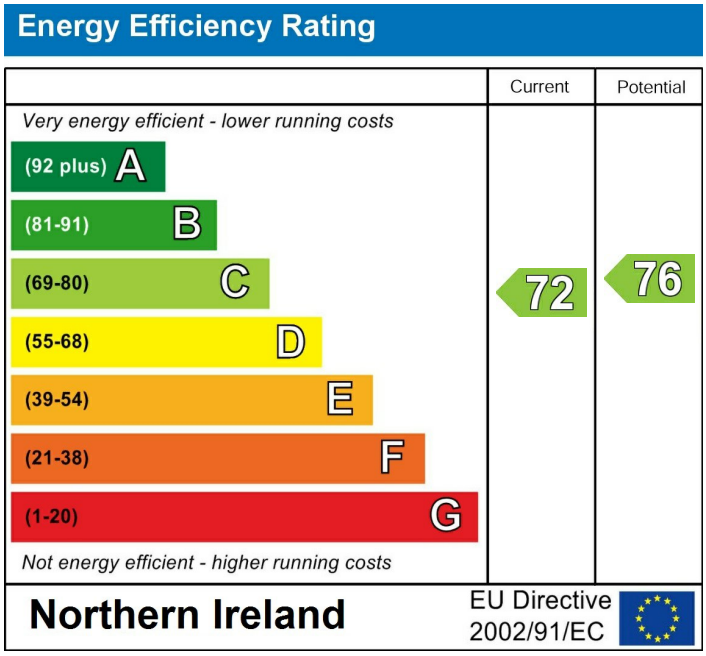
The property comprises lounge, kitchen with informal dining area, three bedrooms, and fully tiled bathroom.

Externally, the property enjoys private driveway, garage, and fully enclosed garden to rear.

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

Early interest 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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Belfast Telegraph PROPERTY AWARDS 2019
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