COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

73 Ballyduff Road, Newtownabbey, BT36 6UT

- Immaculately Presented Family Detached
- Conservatory Extension
- Deluxe Bathroom; En Suite Shower Room
- Gas Heating; PVC Double Glazing
- Large Attached Garage
- Five Bedroom; Three+ Reception
- Kitchen With Informal Dining Area
- Furnished Cloakroom
- Private Double Driveway
- Low Maintenance Gardens; Timber Garden Room

Offers Over £279,950

EPC Rating C

73 Ballyduff Road, Newtownabbey, BT36 6UT

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor. Glass panelled doors to family room and lounge.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor. Chrome towel radiator.

FAMILY ROOM 15'6" x 9'0"

Feature height ceiling. Picture window to front elevation, enjoying rural views. Focal point, contemporary, wall mounted electric fire. Tiled floor.

LOUNGE 18'5" x 10'6"

Picture window to front elevation, enjoying rural views. Stone clad, inglenook recess with cast iron, multi fuel burning stove on granite hearth with contrasting, granite surround. Glass panelled French doors leading to:

DINING ROOM 11'10" x 11'2"

Fitted bar. Tiled floor. Aluminium, double glazed, sliding patio door leading to:

CONSERVATORY 9'6" x 9'6"

In PVC double glazed frame with matching French doors to rear garden. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA 19'4" x 10'11"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Colour coded sink unit with draining bay. Integrated, touch screen, ceramic hob with extractor hood over. Integrated oven. Integrated dishwasher. Space for American style fridge freezer. Space for wine fridge. Upstands to walls to match work surface. Tiled floor. Access to under stairs store. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

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

PRINCIPAL BEDROOM 13'10" x 9'4" (wps)

Dual aspect windows. Rural views towards Knockagh. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, two piece suite comprising fully tiled shower enclosure and pedestal wash hand basin. Electric shower. Chrome towel radiator. Tiled floor.

BEDROOM 2 10'10" x 10'5"

Wood laminate floor covering.

BEDROOM 3 13'3" x 8'7" (wps) (plus wardrobe space)

Rural views. Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 4 10'6" x 10'5" (wps)

Rural views. Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 5 9'3" x 7'9"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Tiled feature wall. Towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Private, double driveway, finished in tarmac.
Low maintenance front garden, finished in decorative stone.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Outside tap.
Low maintenance, fully enclosed rear garden, finished in patio areas and raised beds.

TIMBER GARDEN ROOM 12'4" x 9'2"

Power, light, PVC double glazed windows, wood laminate floor covering, independent oil fired central heating system, and PVC double glazed French doors.

ATTACHED GARAGE 38'4" x 12'2" (wps)

Power operated, up and over door. Separate PVC double glazed service door to rear garden. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

[redacted]

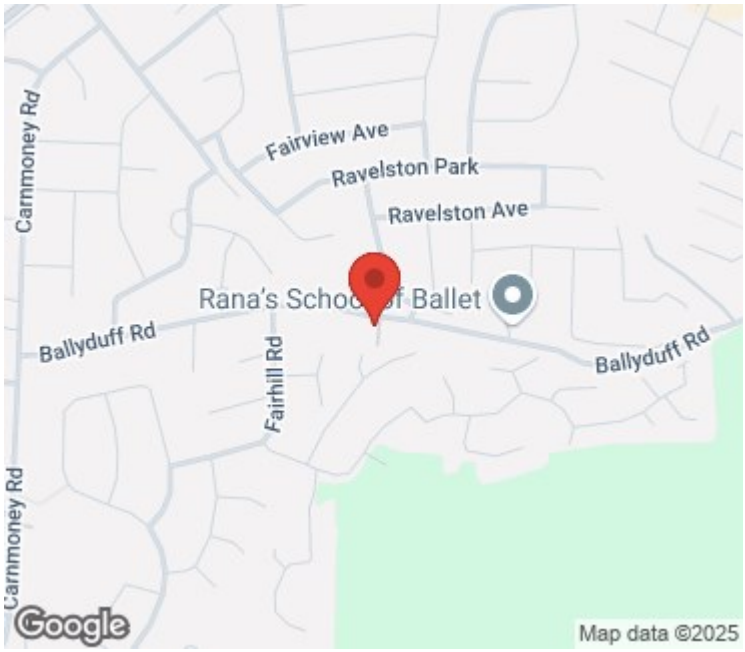
Immaculately presented, five bedroom / three+ reception detached home, with conservatory extension, attached garage and garden room, conveniently located on the Ballyduff Road, Newtownabbey.

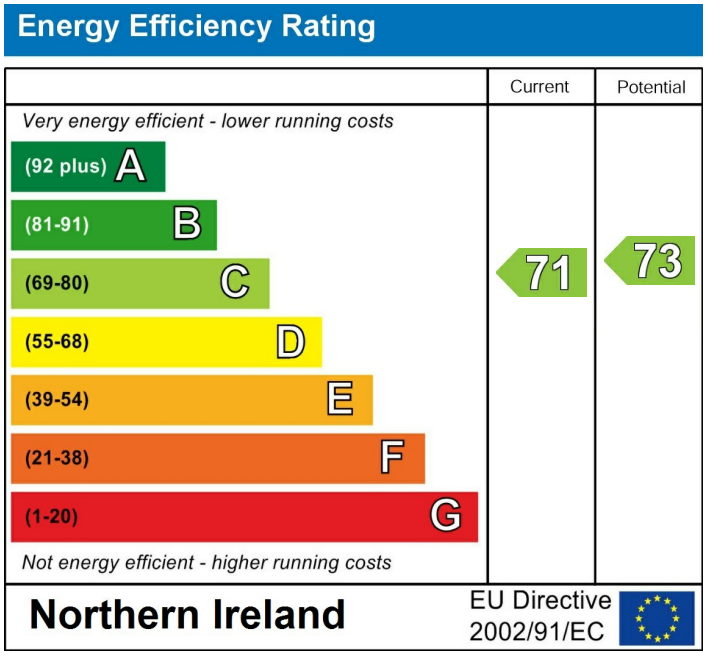
The property comprises entrance hall, furnished cloakroom, lounge with multi burning stove, family room, dining room, conservatory, kitchen with informal dining area, five well-proportioned bedrooms, to include principal en suite, and separate, deluxe, family bathroom, with contemporary, white four piece suite.

Externally, the property enjoys double driveway, finished in tarmac, large attached garage with power operated door, low maintenance gardens, and timber garden room, with independent oil fired central heating system.

Other attributes include gas heating, PVC double glazing, cavity wall insulation, partially floored (insulated) roof space, and elevated rural views towards Knockagh.

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

INVESTORS IN PEOPLE We invest in people Gold
PRS Property Redress Scheme
Proudly sponsoring Northern Ireland Children's Hospice
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 GOLD
WE ARE MACMILLAN. CANCER SUPPORT