



**4 Vaddegan Road, Newtownabbey, BT36 7SW**

- Extended, Detached Bungalow
- Lounge Through Dining Room
- Family Shower Room; Furnished Cloakroom
- Private Driveway
- Mature Site; Gardens Front, Side and Rear
- Five Bedroom; Principal En Suite
- Kitchen
- Gas Heating; Double Glazing
- Garage
- Convenient, Well Sought After Location

**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. Tiled floor. Access to cloakroom. Access to roof space.

#### LOUNGE THROUGH DINING ROOM 20'9" x 16'7" (wps)

Gas fire in marble fireplace with matching hearth and timber surround. Wood laminate floor covering. Fitted shelving unit.



## **KITCHEN WITH INFORMAL DINING AREA 10'11" x 10'9" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Integrated fridge freezer. Plumbed and space for dishwasher. Plumbed and space for washing machine. Glass fronted display cabinet. Access to store with gas fired central heating boiler. Fully tiled walls. Tiled floor. PVC double glazed door to rear garden.

## **PRINCIPAL BEDROOM 18'2" x 9'4" (wps)**

Dual aspect windows. Wood laminate floor covering.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

## **BEDROOM 2 11'3" x 7'8"**

Built in wardrobe. Wood laminate floor covering.

## **BEDROOM 3 10'2" x 8'9"**

Built in wardrobe. Wood laminate floor covering.

## **BEDROOM 4 10'0" x 9'11"**

Wall to wall fitted wardrobes in sliding doors. Separate built in wardrobe. Wood laminate floor covering.

## **BEDROOM 5 8'9" x 8'7" (wps)**

Wood laminate floor covering.

## **FAMILY SHOWER ROOM**

Contemporary, white, two piece suite comprising oversized shower enclosure and vanity unit. Thermostat controlled mains shower unit. Tile effect panelling to walls. Towel radiator. Tile effect flooring.

## **FURNISHED CLOAKROOM**

White, two piece suite comprising wash hand basin and WC. Half tiling to walls. Tiled floor.

## **EXTERNAL**

Generous sized private driveway finished in tarmac.

Gardens front, side and rear finished in lawn, paved patio area and wider area of mature plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

## **SINGLE GARAGE (approx) 15'8" x 9'0"**

Up and over door. 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.

**Extended, five bedroom, detached bungalow with garage, occupying a mature site within the well sought after Collinbridge/Vaddegan area of Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge through dining room, kitchen, five bedrooms, to include principal en suite, separate family shower room, and furnished cloakroom.**

**Externally, the property enjoys private driveway, garage, and gardens front, side and rear.**

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

**Early viewing highly recommended.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		<b>79</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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