



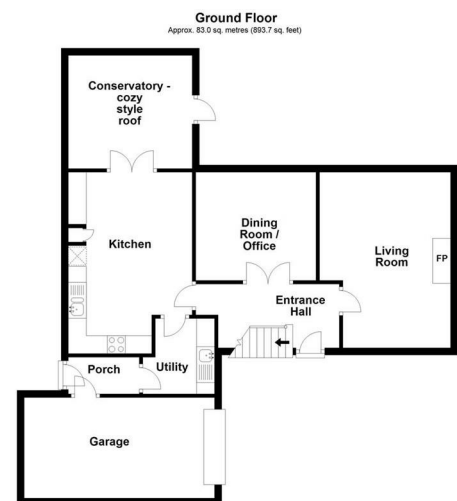
46 Hollybrook Manor, Newtownabbey, BT36 7XR

- Detached Villa
- Lounge; Separate Family Room
- Family Bathroom With White Suite
- Utility Room; Rear Porch / Hall
- Gardens Front and Rear

- Three Bedrooms; Principal Bedroom With En Suite
- Modern Fitted Kitchen; Conservatory
- Gas Heating; Double & Triple Glazing
- Private Driveway; Integral Garage
- Convenient Location; Immaculately Presented

Offers Over £265,000

EPC Rating C



Total area: approx. 137.4 sq. metres (1478.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

46 Hollybrook Manor

46 Hollybrook Manor, Newtownabbey, BT36 7XR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens and feature fan light over. Engineered timber flooring. Glass panelled French doors to family room. Stairwell to first floor. Access to under stairs store.

LOUNGE widest points

Dual aspect windows. Glass fronted wood burning stove in granite fireplace, with matching hearth and timber surround. Engineered timber flooring.

FAMILY ROOM 11'0" x 9'11"

Feature window to rear elevation. Engineered timber flooring.

CONSERVATORY 10'4" x 10'3"

In PVC double glazed frame with matching French door to rear garden and cozy style roof. Wood laminate floor covering. Glass panelled French doors leading to:



KITCHEN WITH INFORMAL DINING AREA

widest points

Modern fitted high gloss kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Recess for microwave oven. Splash back tiling to walls. Wood laminate floor covering.

UTILITY ROOM widest points

Fitted storage units, melamine work surface area, stainless steel sink unit, plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Wood laminate floor covering. Glass panelled door leading to:

REAR PORCH / HALL

Access to integral garage. PVC triple glazed door, side screen and fan light leading to side/rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM widest points

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 recess

BEDROOM 3 widest points

FAMILY BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Shower screen over bath. Part panelled/part tiled walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and range of trees and shrubs. Private driveway finished in asphalt. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn, paving and range of trees and shrubs. External lighting. Outside tap.

INTEGRAL GARAGE 17'3" x 9'5"

Up and over door. Separate service door to rear hall. Power, light and utility area to rear. Timber panelled ceiling, storage to roof space and plastered walls.

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.



Immaculately presented, three bedroom / two+ reception, detached villa plus conservatory with cozy style roof and integral garage, occupying a prime site within the popular and conveniently located Hollybrook development, Hightown Road, Newtownabbey. The property comprises entrance hall, lounge with wood burning stove, separate family room, conservatory with cozy style roof, modern fitted kitchen with informal dining area, utility room, rear porch/hall, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and family bathroom with contemporary three piece suite. Externally the property enjoys private driveway finished in asphalt, integral garage, front garden finished in lawn and range of trees and shrubs, and fully enclosed rear garden finished in lawn, paving and range of trees and shrubs. Other attributes include gas fired central heating, double and triple glazing, and convenient location. Early viewing strongly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(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 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
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
AWARDS 2019
Regional Agency of the Year Northern Ireland
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT