



1 Sandyholme Park, Newtownabbey, BT36 5BJ

- Spacious Detached Family Home
- 5 Bed; 2+ Rec or 4 Bed; 3+ Rec
- Bathroom; En Suite; Furnished Cloakroom
- Gas Heating; Double Glazing
- Gardens Front, Side And Rear
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Conservatory; Utility Room
- Paved Driveway; Integral Double Garage
- Convenient Location

Offers Over £289,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front entrance door with matching PVC double glazed picture window to front elevation. Tiled floor. Glazed, panelled double doors leading into:

ENTRANCE HALL

Open tread stairwell leading to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit with wash hand basin, and WC. PVC panelled walls and ceiling. Tiled floor. Recessed spotlights.

FAMILY ROOM / BEDROOM 5 11'8" x 11'5"

Picture window to front elevation.

LOUNGE 18'9" x 11'8"

Focal point fireplace with marble hearth. Ornate decorative coving to ceiling. Picture window to front elevation. Open arch into:

DINING ROOM 11'8" x 8'2"

Ornate decorative coving to ceiling to match lounge. Sliding double glazed door with matching side screen leading into:



CONSERVATORY 13'5" x 11'8"

Wrapped in PVC double glazed windows with matching double glazed French patio door leading to rear garden. Tiled floor. Light, power and radiator.

KITCHEN WITH INFORMAL DINING AREA 11'7" x 11'5"

Fitted kitchen with range of high and low level storage units with contrasting granite work surface. Stainless steel 2.5 bowl sink unit with draining bay and mixer tap. Integrated four ring gas hob with integrated extractor canopy over. Integrated eye level oven and separate microwave oven. Integrated dishwasher. Matching upstands and splashback. Part tiled walls. Tile effect lino floor covering. Fitted bench seating. Picture window to rear elevation.

REAR HALL

Tile effect lino floor covering. Access to utility room and garage. PVC double glazed rear door.

UTILITY ROOM 11'1" x 4'9"

Range of low level storage units and melamine work surface. Stainless steel sink unit with twin draining bays and mixer tap over. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler. Fully tiled walls. Tile effect lino floor covering.

FIRST FLOOR

LANDING

Access via slingsby style ladder to floored roof space with light.

PRINCIPAL BEDROOM 11'8" x 11'8"

Range of fitted bedroom furniture. Picture window to rear elevation.

EN SUITE SHOWER ROOM 7'0" x 4'5"

White, three piece suite comprising fully panelled, quadrant shower enclosure, vanity unit with wash hand basin, and WC. Electric shower unit. Fully tiled walls. Tiled floor. Chrome towel radiator. Spotlights.

BEDROOM 2 11'7" x 11'4"

Picture window to front elevation. Range of fitted bedroom furniture. Access into:

WALK IN WARDROBE / STORE 23'6" x 7'6"

Carpet floor covering. Light, radiator and window.

BEDROOM 3 11'7" x 9'4" (into robes)

Picture window to front elevation. Range of fitted bedroom furniture.

BEDROOM 4 11'7" x 8'11"

Range of fitted bedroom furniture.

FAMILY BATHROOM 11'7" x 8'1" (wps)

White, four piece suite comprising corner panelled 'Jet Spa' style bath with mixer tap and shower attachment, separate fully panelled quadrant shower enclosure with thermostat controlled shower unit, vanity unit with wash hand basin, and WC. Part tiled walls. Tiled floor. Chrome towel radiator. Built in store with gas fired central heating boiler.

EXTERNAL

Paved private driveway area to front.

Front and side gardens finished in lawn and range of plants, trees and shrubbery. External lighting.

Fully enclosed rear garden finished in lawn and generous sized paved patio area. Outside tap.

INTEGRAL DOUBLE GARAGE 18'9" x 15'11"

Power operated up and over door to driveway. Separate service door to rear hall. Range of low level storage units and melamine work surface. Light and power.

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.

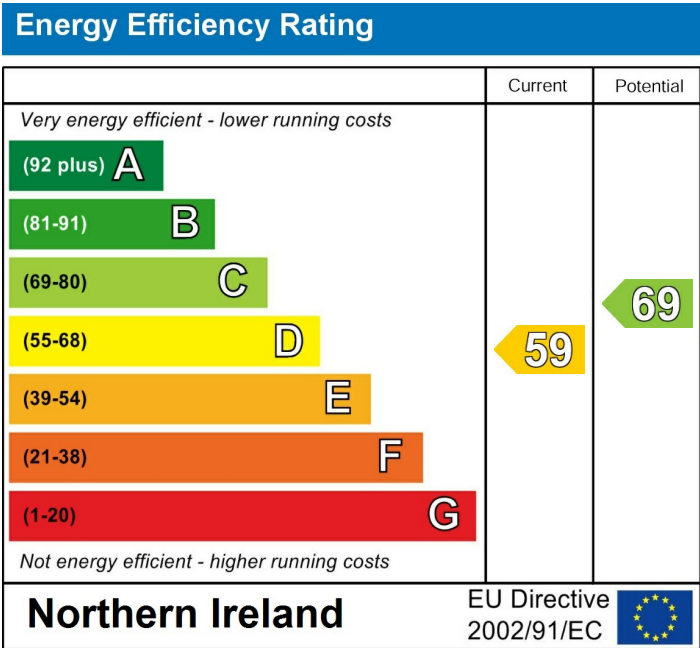
Well presented, spacious, detached family home with integral double garage and generous sized gardens, conveniently located within the popular Sandyknowes area of Glengormley, Newtownabbey.

Offering adaptable accommodation, the property comprises entrance porch, entrance hall, furnished cloakroom, lounge with focal point fireplace and open arch to dining room, conservatory, separate family room/bedroom five, kitchen with informal dining room, rear hall, utility room, four well proportioned first floor bedrooms, to include principal bedroom with en suite shower room and bedroom two with access into playroom/walk in wardrobe, and family bathroom with four piece suite.

Externally, the property enjoys paved private driveway area to front, integral double garage, front and side gardens finished in lawn and range of plants, trees and shrubbery, and fully enclosed rear garden finished in lawn and generous sized paved patio area.

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

Early viewing highly recommended to avoid disappointment.



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