



SALE AGREED

## 41 Bernice Road, Newtownabbey, BT36 4QZ

- Family Sized Detached Bungalow
- Lounge; Sun Lounge
- Family Bathroom; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Large, Matching Detached Garage
- Four Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- En Suite Shower Room
- Generous Sized Driveway
- Gardens Front, Side and Rear

Offers Over £379,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Wood laminate floor covering. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Access to shelved hot press. PVC double glazed door to rear garden.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

#### LOUNGE 17'1" x 13'0"

Open fire in marble fireplace with contrasting surround.

#### SUN LOUNGE 16'0" x 11'8"

Cast iron wood burning stove. Tiled floor. Dual aspect window. PVC double glazed French doors leading to rear garden. Open arch leading to:



### **KITCHEN WITH INFORMAL DINING AREA 11'8" x 11'3"**

Quality fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Matching breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Integrated fridge freezer and dishwasher. Tiled floor.

### **UTILITY ROOM 11'7" x 4'11" (wps)**

Low level fitted storage unit with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Tiled floor. Access to roof space.

### **PRINCIPAL BEDROOM 11'7" x 9'8"**

Fitted wardrobes with sliding doors. Wood laminate floor covering.

### **EN SUITE SHOWER ROOM**

Contemporary white three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 11'8" x 9'8"**

Range of fitted wardrobes and storage units. Rural view to rear. Wood laminate floor covering

### **BEDROOM 3 9'8" x 8'0"**

Wood laminate floor covering. Rural view to rear.

### **BEDROOM 4 9'9" x 8'7"**

Wood laminate floor covering.

### **FULLY TILED FAMILY BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Built in storage unit.

### **EXTERNAL**

Double gates leading to generous sized driveway area finished in brick pavior.

Front garden finished in lawn and range of plants, trees and shrubbery.

Range of external lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn and paved patio area.

Outside taps.

PVC oil storage tank.

### **LARGE MATCHING DETACHED GARAGE 26'7" x 16'9"**

PVC coated roller shutter door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





**Well presented, four bedroom/two+ reception detached bungalow, with large matching detached garage, occupying a generous sized site off Bernice Road, Newtownabbey.**

**The property comprises entrance porch, entrance hall, furnished cloakroom, lounge, sun lounge, kitchen with informal dining area, utility room, four well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway, large matching detached garage, and gardens front, side and rear, finished mainly in lawn.**

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

**Early viewing early 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>60</b>               | <b>64</b> |
| (39-54) <b>E</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 |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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