COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



104 Church Road, Newtownabbey, BT36 6HQ

- Immaculately Presented Detached
- Lounge; Separate Dining Room
- GF and FF Deluxe Shower Rooms
- Private Driveway; Detached Garage
- Elevated Views Toward Cave Hill
- Three Well Proportioned Bedrooms
- Country Style Kitchen
- Gas Heating; PVC Double Glazing
- Large, Private, Mature Site
- Convenient, Well Sought After Location

Offers Over £295,000

EPC Rating D





104 Church Road, Newtownabbey, BT36 6HQ





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Quarry tiled floor. Hardwood door with stained glass detail, leading to:

ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor. Feature height ceiling, continuing throughout remainder of ground floor. Access to under stairs store.

LOUNGE 16'9" x 16'0" (wps)

Bay window to side elevation. Elevated rural views towards Cave Hill. Open fire in brick fireplace with matching hearth. PVC double glazed, French doors leading to raised balcony. Panelling to walls. Wood laminate floor covering.

DINING ROOM 13'6" x 13'4" (wps)

Bay window to front elevation. Open fire in cast iron fireplace with slate hearth. Wood laminate floor covering. Open arch leading to:







KITCHEN 15'11" x 8'1" (wps)

Country style kitchen with range of high and low level, fitted storage units with contrasting, wood block effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for American style fridge freezer. Plumbed and space for washing machine. Integrated dishwasher. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed door to driveway and rear garden.

BEDROOM 1 14'9" x 10'8" (plus bay)

Bay window to rear elevation, enjoying elevated rural views towards Cave Hill. Wood laminate floor covering.

BEDROOM 2 11'5" x 10'5" (wps)

Bay window to side elevation. Part panelling to walls.

DELUXE SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part panelled walls. Access to shelved store with gas fired central heating boiler.

FIRST FLOOR

LANDING

Informal sitting/study area. View towards Cave Hill & Belfast Harbour. Wood laminate floor covering.

BEDROOM 3 15'9" x 13'11" (wps)

Vaulted ceiling. Access to under eaves storage.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator. Tile effect, panelled walls. Wood laminate floor covering.

EXTERNAL

Generous sized, private driveway, finished in tarmac.
Front gardens with wide array of plants, trees and shrubbery.
Timber log store.
External lighting.
Outside tap.
Raised, composite deck area with glass balustrade.
Separate, timber deck area with artificial grass.
Large rear garden, finished in lawn and wide array of mature plants, trees and shrubbery.

BASEMENT STORE 16'3" x 10'9" (wps)

Access to second basement store area.

LARGE DETACHED GARAGE 24'0" x 11'8"

Power operated, roller shutter door. 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.



Immaculately presented and deceptively spacious, bay fronted detached home, occupying a large mature site, with elevated views towards Belfast Harbour and Cave Hill, conveniently situated off Church Road, Glengormley, Newtownabbey.

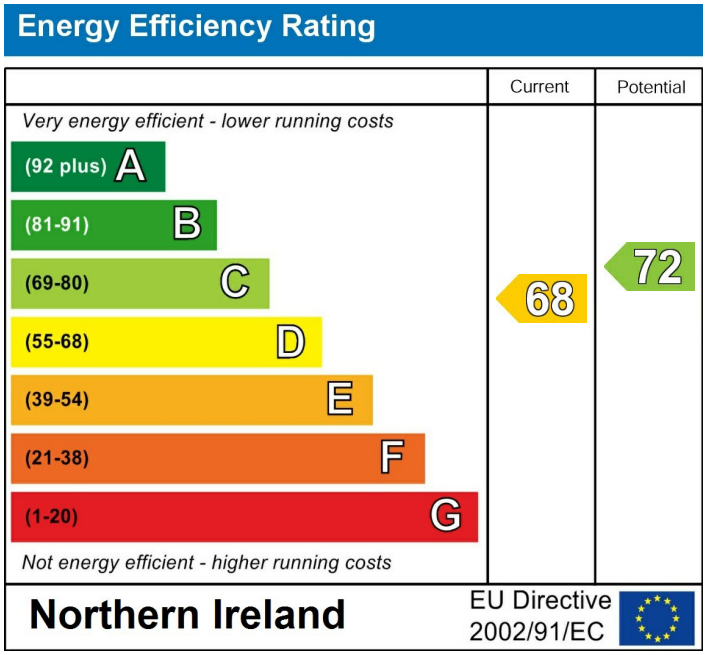
The property comprises entrance porch, entrance hall, lounge with open fire, separate dining room, country style kitchen, three well proportioned bedrooms, and both ground floor and first floor deluxe shower rooms.

Externally, the property enjoys private driveway finished in tarmac, detached garage, basement stores, and large, private, mature gardens, finished in lawn, raised patio areas, and wide array of plants, trees and shrubbery.

Other attributes include gas heating and PVC double glazing.

Early viewing strongly 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 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
WE ARE MACMILLAN. CANCER SUPPORT