COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

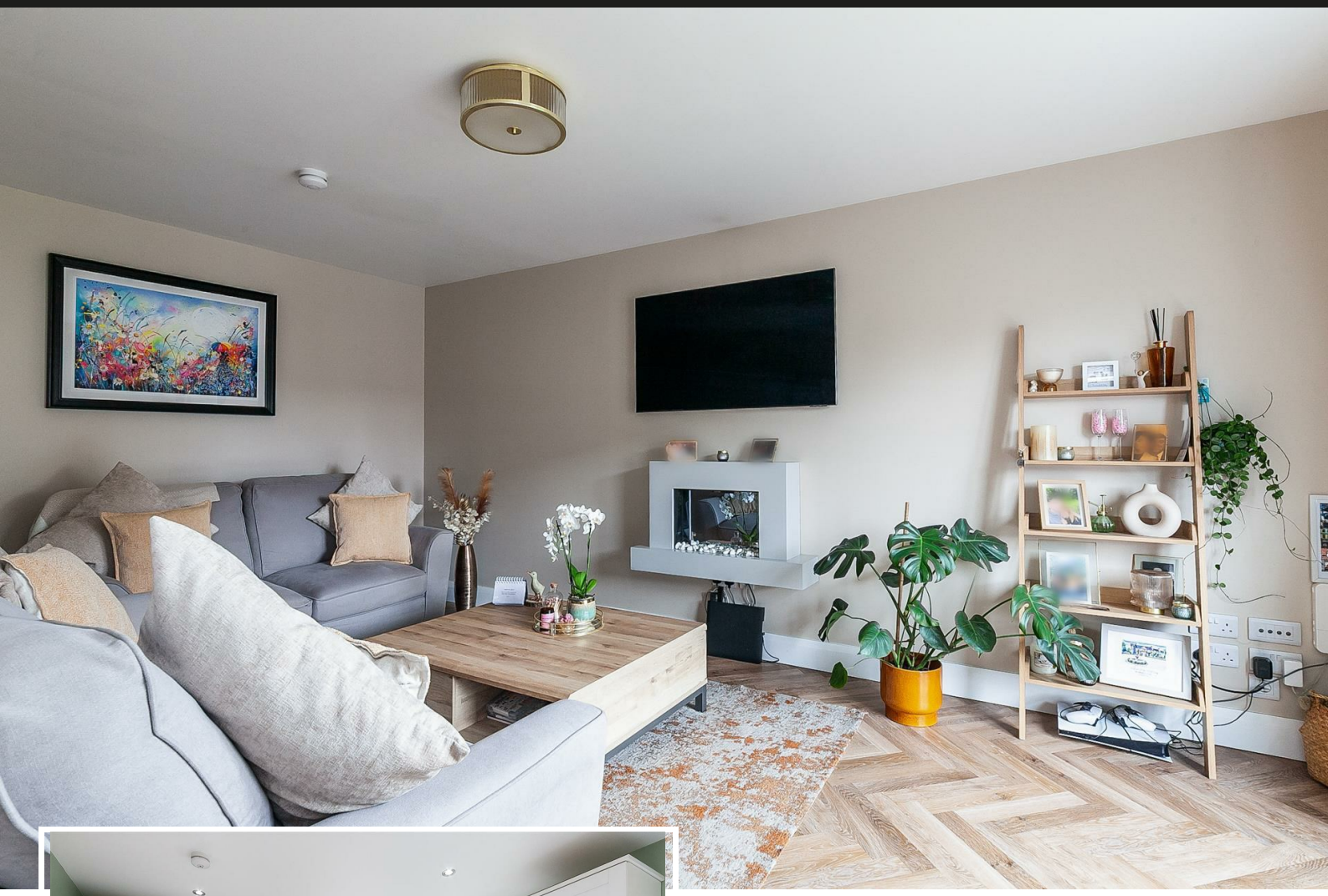
32 Cottonmount Drive, Newtownabbey, BT36 4AR

- Modern, Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private, Fully Enclosed, Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Double Driveway
- Immaculately Presented Throughout

Offers Over £214,950

EPC Rating C

32 Cottonmount Drive, Newtownabbey, BT36 4AR



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door with hardwood, double glazed side screen. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 17'6" x 11'1"

Contemporary, wall mounted, focal point electric fire. Herringbone style flooring. Picture window to front elevation.

KITCHEN THROUGH DINING ROOM 18'8" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to store and partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'9" x 10'9"

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 11'9" x 10'9" (wps)

BEDROOM 3 10'2" x 8'9" (wps)

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Private double driveway finished in tarmac.
Front garden finished in lawn.
External lighting.
PVC soffits, fascia and rainwater goods.
Electric car charging point.
Fully enclosed rear garden finished in lawn, paved patio area and raised bed.
Open aspect to rear.
Outside tap.
External power points.

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.

[redacted]

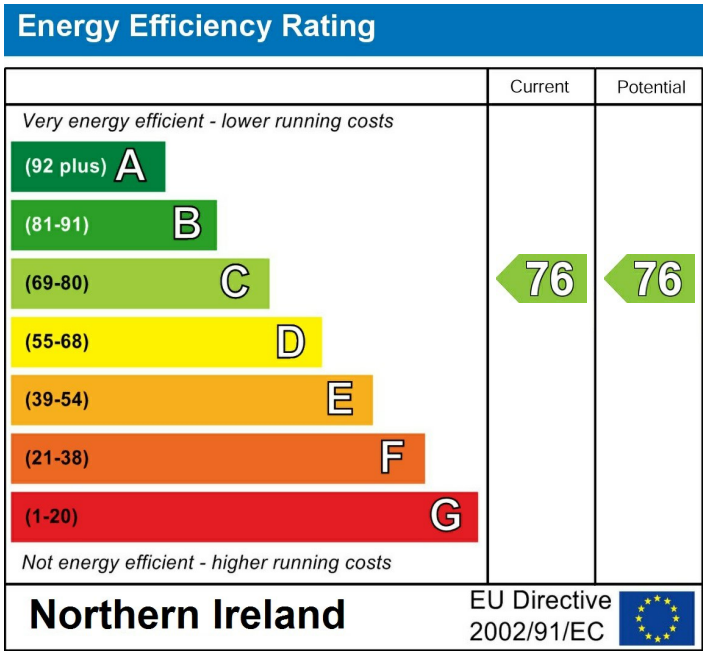
Immaculately presented, three bedroom, semi detached home situated within the recently constructed and highly sought after Cottonmount development, Sealstown Road, Mallusk, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway and private, fully enclosed rear garden.

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

Early viewing highly 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
Belfast Telegraph PROPERTY AWARDS 2018
Belfast 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