COLIN GRAHAM RESIDENTIAL

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'Bramley House', 65 Roughfort Road, Newtownabbey, BT36 4RE

- Impressive Detached Family Home (c.2,358 sq ft)
- Kitchen With Informal Dining Area
- Family Bathroom
- Oil Heating; PVC Double Glazing
- Mature, Private Garden
- Five Bedroom; Three+ Reception
- Utility Room; Furnished Cloakroom
- Principal and Guest En Suite Bedrooms
- Private Driveway; Large, Matching Detached Garage
- Convenient Location

Offers Over £479,950

EPC Rating D





65 Roughfort Road, Newtownabbey, BT36 4RE





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood panelled front door with matching double glazed side screens. Chinese slate floor. Stairwell to gallery style landing. Access to under stairs store. Glass panelled door to lounge dining room and kitchen.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 25'9" x 13'1"

Dual aspect windows. Open fire in cast iron fireplace with timber surround. Wood laminate floor covering. Hardwood double glazed French doors leading to rear garden. Glass panelled French doors leading to:

DINING ROOM 11'8" x 10'9"

Wood laminate floor covering.

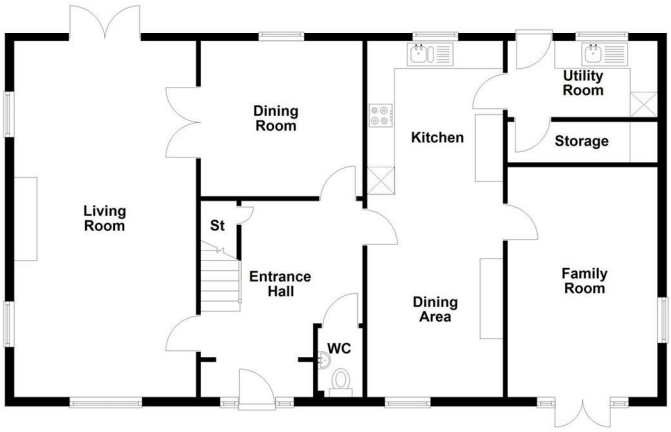
KITCHEN WITH INFORMAL DINING AREA 25'6" x 9'10"

Country style fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen with ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Matching dresser unit with glass fronted display cabinets and built in wine rack. Splashback tiling to walls. Tiled floor. Brick inglenook recess with cast iron stove to dining area. Glass panelled doors leading to family room and utility room.

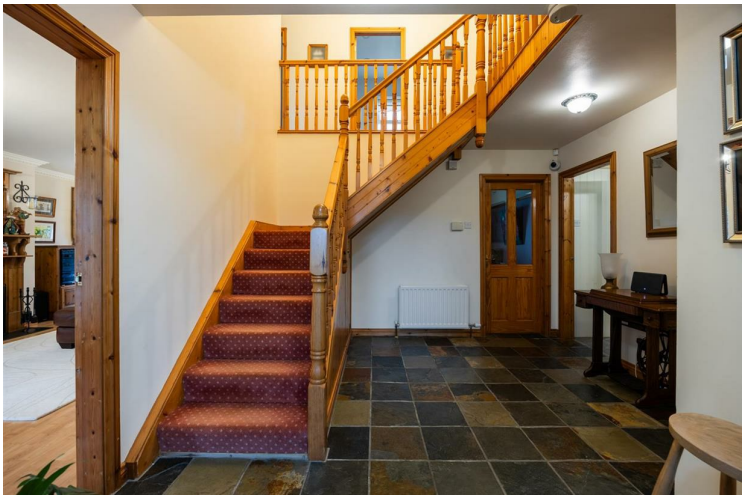
FAMILY ROOM 16'6" x 10'9"

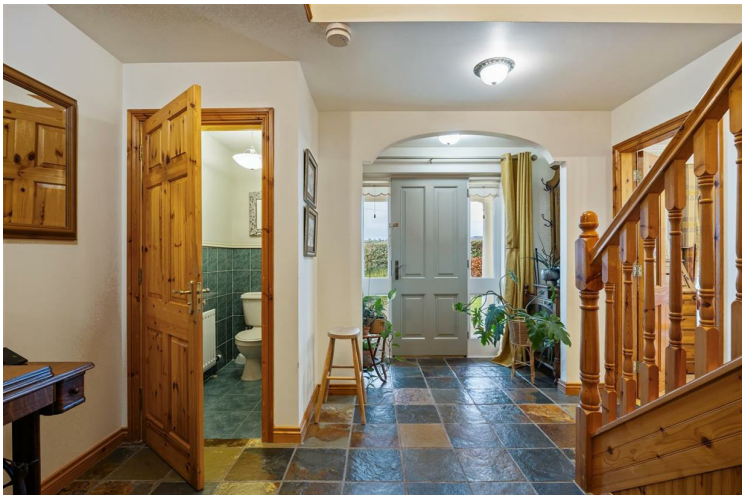
PVC double glazed French doors leading to front garden. Timber flooring.

Ground Floor



65 Roughfort Road, Newtownabbey





UTILITY ROOM 10'9" x 5'6"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Access to walk in store. Hardwood double glazed door to rear garden.

FIRST FLOOR

GALLERY LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 12'7" x 10'9"

Wood laminate floor covering.

WALK IN WARDROBE/DRESSING ROOM 10'4" x 7'6"

Wood laminate floor covering. Access to roof space. Jack and Jill access to bedroom 3.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Wood laminate floor covering.

GUEST BEDROOM 13'11" x 13'1"

Rural view to front elevation. Wood laminate floor covering.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Part tiling to walls. Wood laminate floor covering.

BEDROOM 3 14'10" x 10'9"

Dual aspect windows. Rural view to front elevation. Wood laminate floor covering.

BEDROOM 4 13'1" x 11'4" (wps)

Wood laminate floor covering.

BEDROOM 5 10'9" x 8'0"

Fitted storage units and desk. Rural view to front elevation. Wood laminate floor covering.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in asphalt and brick pavior.
Front garden finished in lawn.
Tiled entrance porch.
External lighting.
Rear garden finished in lawn, brick paviour, decorative stone and mature trees.
Outside taps.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 21'5" x 14'3"

PVC coated, roller, shutter door. Separate timber service door. Power and light. Oil fired central heating boiler. Attached garden store to rear.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.







Impressive, detached, five bedroom/three+ reception, family home, extending to circa 2,358 sq ft, plus large matching detached garage, occupying a mature site off Roughfort Road, Newtownabbey.

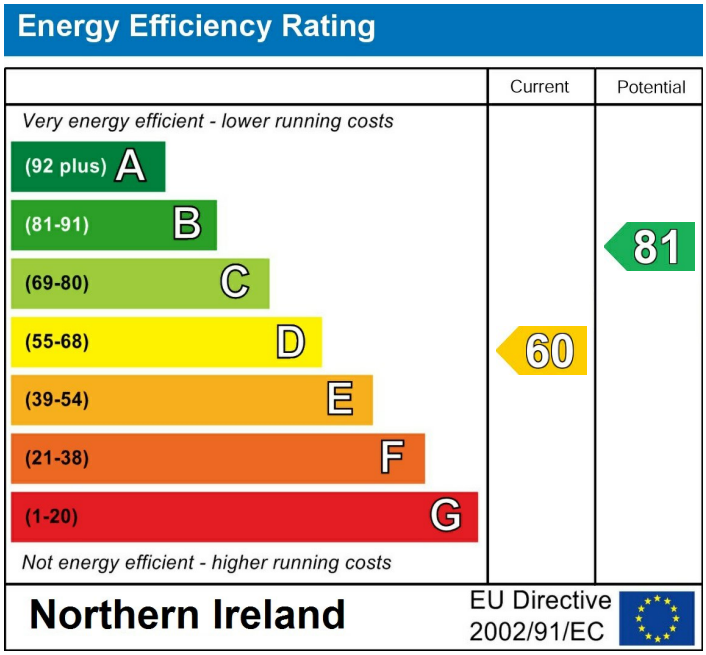
The property comprises entrance hall, furnished cloakroom, lounge, dining room, family room, kitchen with informal dining area, utility room, gallery landing, five well-proportioned bedrooms, to include principal and guest en suite bedrooms, and family bathroom.

Externally, the property enjoys private driveway, finished in asphalt and brick pavior, large matching detached garage, attached garden store, front garden, and large, private rear garden, finished mainly in lawn, patio area and mature trees.

Other attributes include oil 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

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