



13 Cherry Meadows, Newtownabbey, BT36 7AN

- Semi Detached Bungalow
- Lounge Through Dining Room
- Deluxe Shower Room
- Generous Sized Private Driveway
- Cul De Sac Position
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; Double Glazing
- Gardens Front and Rear
- Convenient Location

Offers Over £149,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side panel. Access to cloakroom and roof space. Glass panelled doors leading to lounge and kitchen.

LOUNGE THROUGH DINING ROOM 22'0" x 12'0"

Open fire in stone clad fireplace with tiled hearth. Picture window to front elevation. Glass panelled French doors leading to:



KITCHEN WITH INFORMAL DINING AREA 11'10" x 11'5"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated ceramic hob with retractable extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tile effect wood laminate floor covering. Hardwood double glazed rear door.

BEDROOM 1 12'8" x 11'0"

Built in wardrobe/store.

BEDROOM 2 10'10" x 10'0"

Built in wardrobe/store.

BEDROOM 3 11'5" x 10'6"

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully panelled walls. Access to shelved hot press.

EXTERNAL

Double gates leading to generous sized private driveway area. Front garden finished in lawn, decorative stone and range of shrubs.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

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.





Well presented, spacious, three bedroom semi detached bungalow with generous sized private driveway and gardens front and rear, occupying a cul de sac position, located within the popular and conveniently situated Cherry Meadows, Newtownabbey. The property comprises entrance hall, lounge through dining room with open fire, modern fitted kitchen with informal dining area, three well proportioned bedrooms, and deluxe shower room with contemporary, white three piece suite. Externally the property enjoys double gates leading to generous sized private driveway area, front garden finished in lawn, decorative stone and range of shrubs, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include oil fired central heating and double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	67
Northern Ireland	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 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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