



25 Briar Crescent, Newtownabbey, BT37 0FR

- Impressive Family Detached
- Sun Lounge
- Utility Room
- Two En Suite Shower Rooms
- Private Driveway; Double Garage
- Five Bedroom; Three+ Reception
- Kitchen With Informal Living/Dining Area
- Family Bathroom
- Oil Heating; Double Glazing
- Gardens Front and Rear

Offers Over **£379,950**

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled front door with matching side screen and fanlight over. Chinese slate tile floor. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Chinese slate tile floor.

LOUNGE 18'8" x 13'3"

Dual aspect windows. Open fire with brick and slate tile hearth. Timber flooring.

DINING ROOM 16'10" x 11'4"

Tiled floor. Glass panelled door leading to:

STUDY/FAMILY ROOM 16'0" x 7'5"

Dual aspect windows. Exposed tongue and groove timber flooring.

SUN LOUNGE 11'11" x 10'8"

Vaulted ceiling. Triple aspect windows. PVC double glazed French door leading to rear garden. Tiled floor.



KITCHEN THROUGH LIVING DINING ROOM 23'9" x 11'5"

Modern 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. Cooker point with extractor hood over. Integrated dishwasher. Built in wine rack. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to living/dining area.

UTILITY ROOM 11'5" x 6'2"

Plumbed for automatic washing machine. Tiled floor. Access to internal garage. Hardwood panelled glass door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press and roof space.

PRINCIPAL BEDROOM 27'0" x 23'2" (wps)

PVC double glazed French doors leading to balcony area. Access to roof space.

WALK IN WARDROBE

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising oversized, fully tiled shower enclosure, twin basin floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

GUEST BEDROOM 14'2" x 11'4" (wps)

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Tiled floor.

BEDROOM 3 11'5" x 10'10"

BEDROOM 4 11'4" x 9'1"

Wood laminate floor covering.

BEDROOM 5 8'9" x 8'1"

FAMILY BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath. Fully tiled walls. Exposed tongue and groove timber flooring.

EXTERNAL

Generous sized private driveway area finished in brick pavior. Front garden finished in lawn and range of plants, trees and shrubbery. Entrance porch. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed rear garden finished in lawn, paved patio area, timber decking, decorative stone and range of plants, trees and shrubbery. Open aspect to rear. Outside tap. PVC oil storage tank.

INTEGRAL DOUBLE GARAGE 19'8" x 18'0" (plus recess)

Power operated up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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.





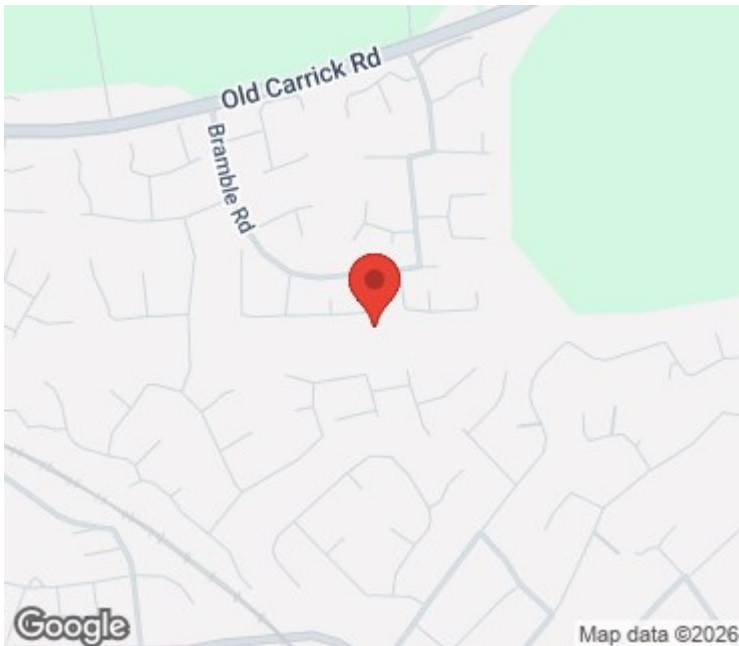
Impressive, five bedroom/three+ reception, extended, family detached home with integral double garage and sun lounge, situated within the conveniently positioned and well sought after Briar Crescent development, Old Carrick Road, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, family room/study, sun lounge, kitchen with informal living/dining area, utility room, five well proportioned bedrooms, to include two en suite bedrooms, and separate family bathroom.

Externally, the property enjoys generous sized private driveway, integral double garage, and gardens front and rear.

Other attributes include oil heating and double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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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