

SALE AGREED

650 Antrim Road, Newtownabbey, BT36 4RG

- Extended, Detached Family Home
- Conservatory
- Bathroom; En Suite; Furnished Cloakroom
- Private Driveway; Yard/Courtyard
- Mature Gardens and Woodland
- Four Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Matching Detached Double Garage
- Convenient Location

Offers Over £350,000

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Quarry tiled floor. Glass panelled double doors leading to:

ENTRANCE HALL

Stairwell to first floor. Access to under stairs cloak hanging space and storage.

LOUNGE 17'7" x 9'11"

Dual aspect windows. Slate clad inglenook recess with cast iron wood burning stove on slate hearth with timber mantle. PVC double glazed sliding patio door leading to:

CONSERVATORY 9'10" x 9'8"

In PVC double glazed frame with matching French doors leading to rear garden. Tiled floor.

DINING ROOM 9'10" x 7'11"

Access to built in and fitted storage units. Tiled floor. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 13'1" x 10'0" (wps)

White, high gloss, modern fitted kitchen with range of high and low level storage units with contrasting, solid quartz work surface area. Inlaid stainless steel 1.5 bowl sink unit. Integrated gas hob with extractor hood over. Integrated double oven and fridge freezer. Plumbed and space for dishwasher. Solid quartz upstands to walls. Fitted breakfast bar unit. Tiled floor. Glass panelled door leading to:

REAR HALL

Tiled floor. Access to furnished cloakroom. PVC double glazed door leading to conservatory.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Splashback tiling to sink. Tiled floor.

BEDROOM 4 11'7" x 9'10"

FIRST FLOOR

LANDING

Access to roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 15'8" x 9'4" (wps)

EN SUITE SHOWER ROOM

Contemporary, white, two piece suite comprising fully panelled shower enclosure and vanity unit. Electric shower. Fully panelled walls. Wood laminate floor covering.

BEDROOM 2 11'8" x 9'11"

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 3 9'11" x 7'11"

Rural view to rear.

FULLY TILED BATHROOM

White, two piece suite comprising panelled bath and semi pedestal wash hand basin. Aqualisa power shower unit and curved glass shower screen over bath. Chrome towel radiator. Access to shelved hot press. Rural view to rear.

CLOAKROOM

With white WC.

EXTERNAL

Generous sized private driveway finished in concrete.

Forecourt/yard finished in concrete and stone.

Front garden finished in lawn, woodland, and wide array of mature plants, trees and shrubbery.

Paved patio area to front and side.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, raised beds, composite decking, paved patio area and range of plants, trees and shrubbery.

Oil fired central heating boiler.

PVC oil storage tank.

Outside hot and cold taps.

External power points.

MATCHING DETACHED DOUBLE GARAGE 19'8" x 15'7"

Twin, PVC coated, roller shutter doors. Power, light, water and plumbed for automatic washing machine.

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, four bedroom/two+ reception, detached home, with matching detached double garage, occupying a mature, circa 1 acre site, conveniently situated off Antrim Road, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge, conservatory, dining room, kitchen with informal dining area, rear hall, furnished cloakroom, four bedrooms, to include principal en suite, family bathroom and separate WC.

Externally, the property enjoys generous sized private driveway and yard/courtyard area, matching detached double garage, and gardens front and rear, finished in lawn, woodland, patio areas, and wide array of plants, trees and shrubbery.

Other attributes include oil heating and PVC 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	55	68
(39-54) E		
(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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