

17 Abbeyhill Drive, Newtownabbey, BT37 0YB



- Superb Detached Family Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen with Casual Dining
- First Floor Family Bathroom
- Master Bedroom with Ensuite Shower Room
- Large Well Maintained Gardens to Front and Rear
- Private Driveway to Side for Off-Street Parking
- PVC Double Glazed/Gas Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £239,950

A superb detached villa situated in a quiet cul-de-sac within the ever popular Abbeyhill development, just off The Glenville Road. Within close proximity to local schools, shops and public transport links to Belfast. This home benefits from a spacious well planned living layout, incorporating; Three well proportioned bedrooms, lounge, modern fitted kitchen with dining aspect, ground floor furnished cloakroom, first floor white bathroom suite and master bedroom ensuite shower room. Externally, the property enjoys neat well maintained gardens to front and rear with private parking to side. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching screen into spacious well presented entrance hall with Tiled floor.

SPACIOUS LOUNGE

18'10" x 14'9" (5.75 x 4.51)

Attractive feature fireplace with tiled hearth and wooden surround surround. Feature bay window. Quality solid oak wood flooring.

FURNISHED CLOAKROOM

Comprising vanity wash hand basin with monobloc tap and tiled splashback and a low flush WC. Under stairs storage. Tiled flooring.

MODERN FITTED KITCHEN WITH CASUAL DINING

20'7" x 9'7" (6.29 x 2.93)

Equipped with a comprehensive range of high and low level shaker style units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing oven with over head extractor fan housed in stainless steel canopy. Integrated Fridge/Freezer. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Tiled floor. PVC double glazed sliding doors to rear patio. Ample space for dining.

FIRST FLOOR

Access to roof space.

BEDROOM 1

13'9" x 10'2" (4.2 x 3.1)

Built in three bay slide robes. Quality laminate flooring.

LUXURY ENSUITE SHOWER ROOM

Comprising quarter rounded shower cubicle with electric shower unit. Pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

BEDROOM 2

13'6" x 11'7" (4.12 x 3.54)

Built in four bay slide robes. Quality laminate flooring.

BEDROOM 3

13'6" x 9'8" (4.12 x 2.96)

Built in storage cupboard. Quality laminate flooring.

WHITE BATHROOM SUITE

Comprising corner panel bath with telephone hand shower attachment, pedestal wash hand basin and a low flush WC. Part tiled walls. Recessed spot lights. Shelved storage cupboard.

OUTSIDE

Neat well maintained garden to front, laid in lawn and screened by perimeter of mature trees. Driveway to side with ample space for a variety of vehicles.

Private enclosed garden to rear, screened by a perimeter of mature trees. Pebbled garden with paved walkways. Patio decking area with fitted barbecue hut. Perfect for evening entertainment.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 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		
Northern Ireland		EU Directive 2002/91/EC

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