

## 43 Bernice Road, Newtownabbey, BT36 4QZ



### PRICE Offers Over £364,950

*Situated on an extensive mature site extending to 0.5 acres. Perfectly positioned in a highly regarded rural location yet within close proximity to Templepatrick primary school, the Rabbit and Templepatrick Park and ride Belfast city centre is within a fifteen minute commute.*

*This superb four bedroom detached family bungalow enjoys a well planned living layout incorporating 2 receptions, a modern shaker style kitchen with casual dining and separate utility room, four piece family bathroom suite, two bedrooms with ensuite and a study, ideal for home working.*

*Externally the property enjoys a large private driveway to front with neat well maintained lawns, and a private enclosed garden to rear in lawn with large garden room. With a high level of interest anticipated, an early viewing is highly recommended.*

**> Sales > New Homes > Commercial > Rentals > Mortgages**

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

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

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

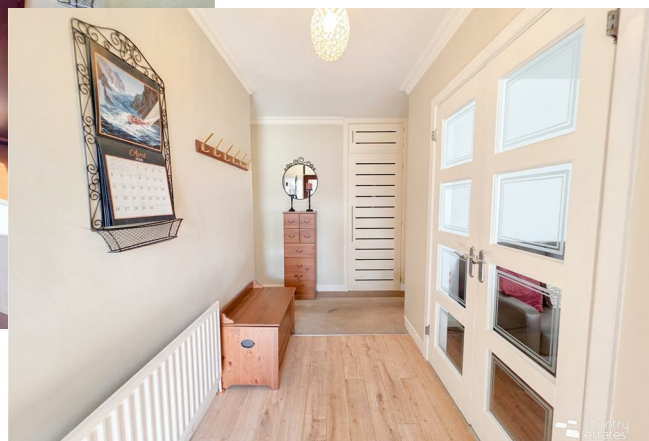
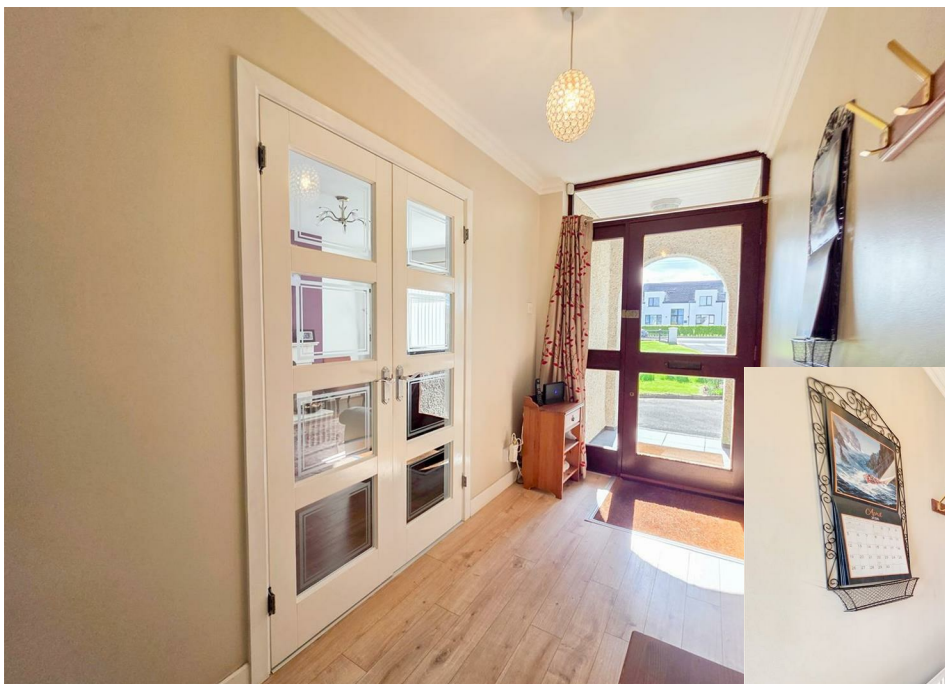


- **Spacious Detached Bungalow**
- **Four Well Proportioned Bedrooms Plus Study**
  - **Spacious Lounge**
  - **Formal Dining Room**
- **Modern Shaker Style Kitchen and Separate Utility Room**
  - **Four Piece Family Bathroom**
  - **Two Bedrooms with Ensuite**
- **Extensive Site with Private Mature Garden to Rear**
- **Large Driveway to Front with Space for a Number of Vehicles**
  - **Highly Sought After Semi-Rural Location**

## ACCOMMODATION

### OPEN ENCLOSED ENTRANCE PORCH

Double Glazed hard wood front door with matching side screen into well presented spacious entrance hall with laminate flooring. Built in storage cupboards. Access to roof space.



### SPACIOUS LOUNGE 15'10" x 11'8"

Attractive feature granite fireplace with matching hearth. Quality laminate flooring.



## FORMAL DINING ROOM 13'6" x 10'8"

Attractive feature fire place. Quality laminate flooring.



## MODERN SHAKER STYLE KITCHEN 14'11" x 9'8"

Equipped with a comprehensive range of high and low level shaker style fitted 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. Plumbed for dishwasher. Space for free standing fridge/freezer. Part tiled walls. Tiled floor. Space for casual dining.



### **UTILITY ROOM 9'8" x 7'4"**

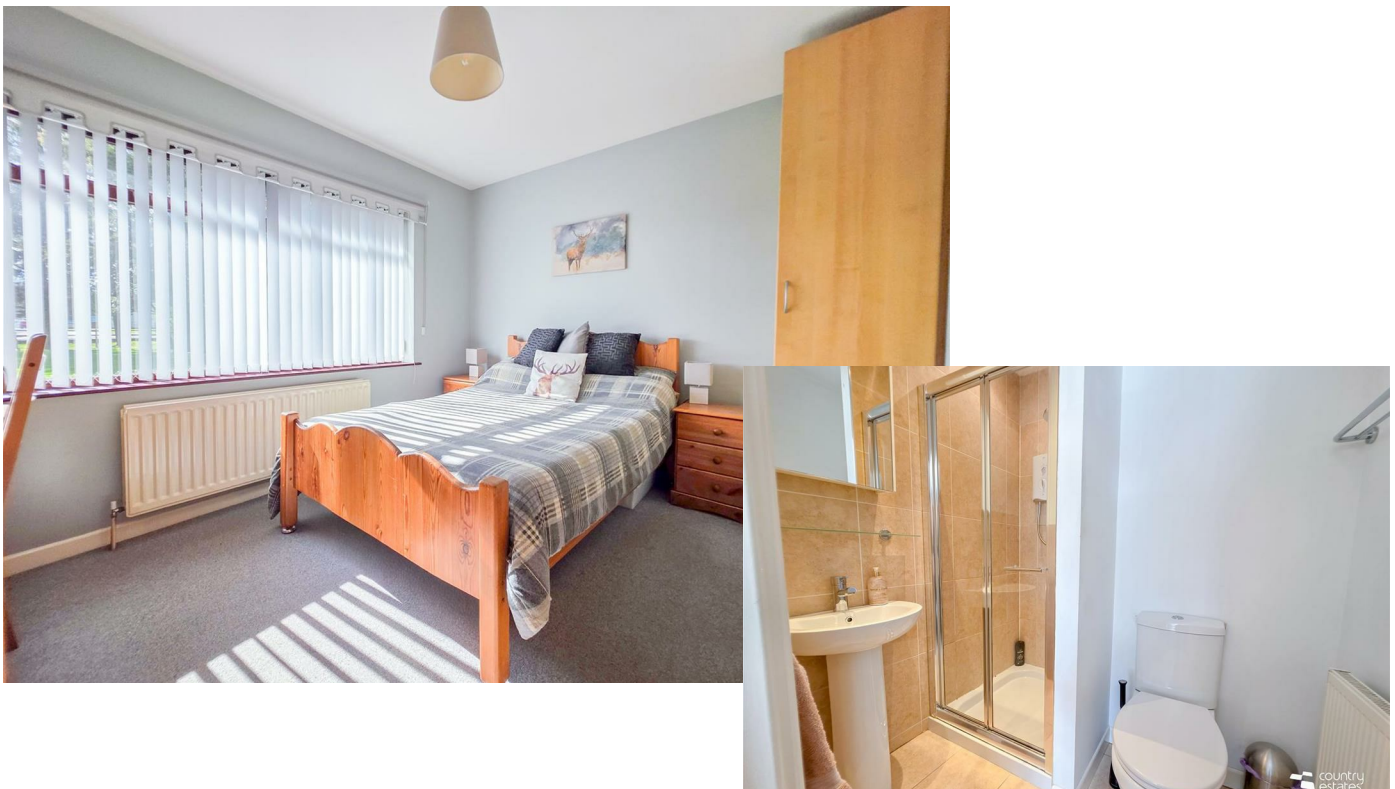
Equipped with high and low level units and contrasting work surfaces. Single drainer stainless steel sink unit with monobloc tap. Plumbed for washing. Space for tumble dryer. Part tiled walls. Tiled floor. Hard wood door to rear garden.



### **BEDROOM 1 11'6" x 10'0"**

#### **LUXURY ENSUITE SHOWER ROOM**

Comprising fully tiled shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and a button flush WC. Part tiled walls. Tiled floor. Recessed downlighting.

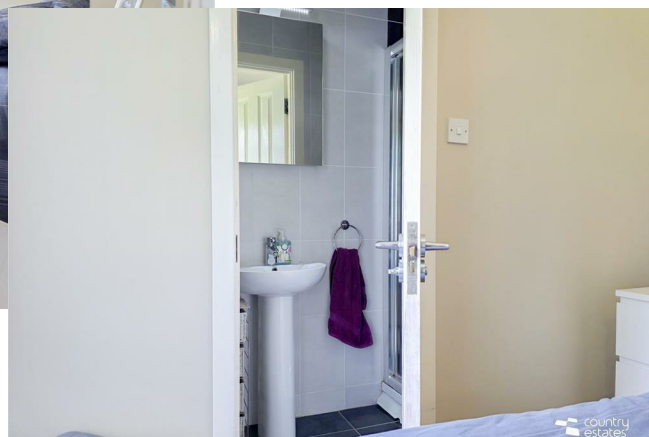


### **BEDROOM 2 11'0" x 9'8"**

PVC double glazed window to rear aspect.

## ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor. Recessed downlighting.



## BEDROOM 3 9'8" x 7'9"

Quality laminate flooring.



## BEDROOM 4 9'8" x 6'0"

Quality laminate flooring.



## STUDY 8'11" x 6'1"

Built in shelving units. Presently used as home office.

## FOUR PIECE FAMILY BATHROOM

Comprising panel bath with hand shower attachment, quadrant shower cubicle with electric shower unit, pedestal wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor.



## OUTSIDE 9'10" x 9'10"


Positioned on an extensive mature site, the property benefits from a large driveway to front, with ample space for a variety of vehicles. Neat well maintained lawns screened by hedgerow and stocked with mature trees and shrubs.

A large private garden to rear, laid in lawn with paved patio and walkways. Screened by mature hedgerow and stocked with mature trees.

Large garden room. Partitioned for games room (19'8" x 9'10") with WC, Work Shop (9'10" x 9'10") with single drainer stainless steel sink unit, and storage (9'10" x 9'10"). All equipped with power and light.

Garden shed for storage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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

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