

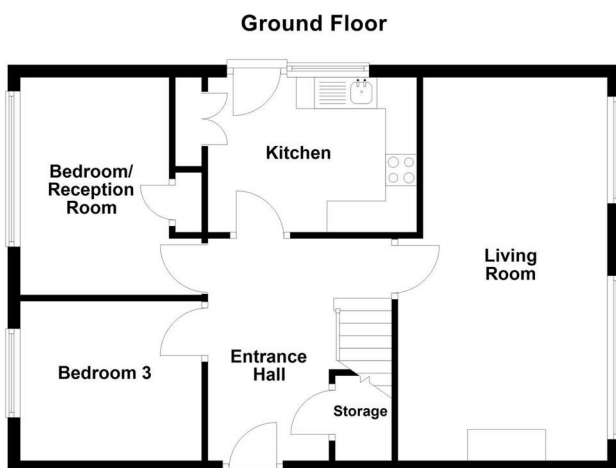


28 Vaddegan Road, Newtownabbey, BT36 7SW

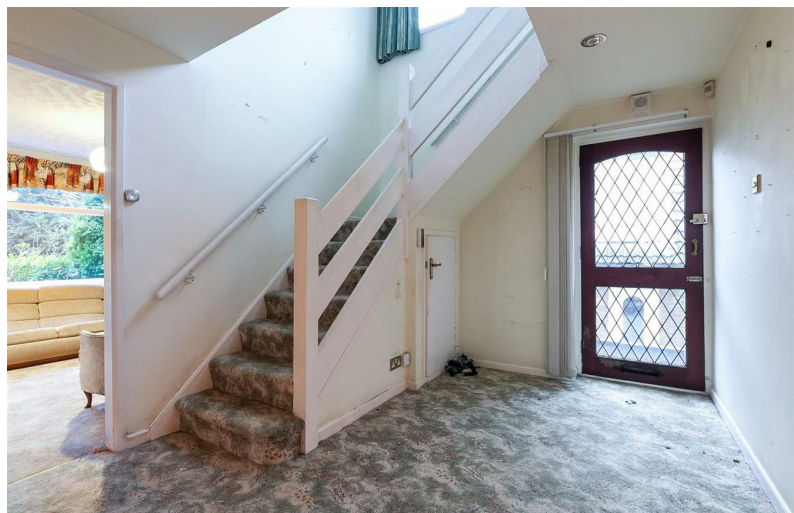
- Detached Chalet Bungalow
- Four Bedrooms
- Kitchen
- Oil Heating; PVC Double Glazing
- Mature Gardens Front and Rear
- Adaptable Accommodation
- Lounge Through Dining Room
- Bathroom; Separate WC
- Private Driveway; Matching Detached Garage
- Convenient, Well Sought After Development

Offers Over £219,950

EPC Rating E



28 Vaddegan Road, Newtownabbey



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Stairwell to first floor, gallery landing. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 20'2" x 11'1" (wps)

Stone clad fire place with tiled hearth. Picture window to front elevation.

KITCHEN 10'9" x 8'0"

Fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Tiled walls. Shelved larder unit. Tiled floor. PVC double glazed door to driveway.



BEDROOM 4 / RECEPTION 2 11'4" x 9'4" (wps)

Built in wardrobe.

BEDROOM 3 9'5" x 8'6"

FIRST FLOOR

GALLERY LANDING

Access to roof space.

BEDROOM 1 12'4" x 11'0" (wps)

Range of built in wardrobes and storage units. Access to under eaves storage. Picture window to front elevation.

BEDROOM 2 12'3" x 9'6"

Range of fitted wardrobes and storage units. Access to under eaves storage. Picture window to rear elevation.

BATHROOM

Two piece suite comprising tile encased bath and pedestal wash hand basin. Fully tiled walls. Access to shelved hot press.

CLOAKROOM

WC. Fully tiled walls.

EXTERNAL

Generous sized private driveway area finished in brick pavior with double gates leading to further driveway area and garage.

Front garden finished in lawn and range of mature plants trees and shrubbery.

PVC soffits, fascia and rainwater goods.

External lighting.

Outside tap.

Fully enclosed rear garden finished in lawn, paved patio area, brick pavior and range of mature plants, trees and shrubbery.

PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 21'3" x 8'10" (approx)

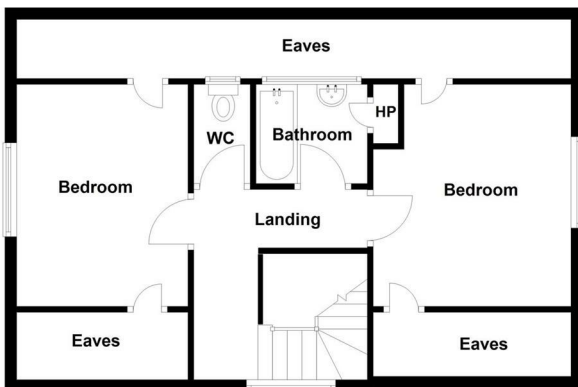
Up and over door. Separate service door. Power, light and oil fired central heating boiler.

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.



First Floor



Detached chalet bungalow occupying a mature site within the well sought after Vaddegan/Collinbridge area of Glengormley, Newtownabbey.

The property offers adaptable accommodation and currently comprises entrance hall, lounge through dining room, kitchen, four bedrooms, bathroom, and separate WC.

Externally, the property enjoys generous sized private driveway, matching detached garage, and gardens front and rear, finished in lawn, patio areas and range of mature plants, trees and shrubbery.

Other attributes include oil heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(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 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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