



**52 Vaddegan Road  
 Collinbridge Park, Newtownabbey, BT36 7SW**

**Offers Over  
 £234,950**

We are delighted to offer for sale this this well presented detached villa which occupies an elevated site situated off Collinbridge Park and with views over Carnmoney Hill. This home will appeal to a wide variety of purchaser.

Inside the accommodation comprises; entrance hall with composite double glazed front door, bright lounge with excellent views, modern fitted kitchen with built in oven and hob, 3 bedrooms, master bedroom with built in mirrored robes and a luxury white bathroom suite. Other benefits include gas heating and pvc double glazing.

Outside there is brick paved driveway, garden to front in lawn and garden to rear in lawn with feature raised decking area.

**Early viewing recommended!!**

# 52 Vaddegan Road

## Collinbridge Park, Newtownabbey, BT36 7SW



- Detached Villa
- Modern Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- Modern White Bathroom
- Gardens Front & Rear
- Lounge
- PVC Double Glazing

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Composite double glazed front door, solid oak flooring, radiator

##### LOUNGE

15'4" x 10'4" (4.67m" x 3.15m")  
Feature media wall with inset electric fire, two radiators, superb views.

##### KITCHEN

16'7" x 13'10" (5.05m" x 4.22m")  
Modern range of high gloss high and low level units, formica worktop, basin 1/2 sink unit, built in double oven, stainless steel gas hob, extractor fan, fridge / freezer

space, plumbed for washing machine and dishwasher, island unit / breakfast bar, partly tiled walls, tiled floor, two radiators, pvc double glazed back door

#### FIRST FLOOR

##### LANDING

Access to roofspace, built in storage cupboard,

##### BEDROOM 1

13'9" x 10'2" at widest (4.19m" x 3.10m" at widest )  
Built in wardrobe, radiator, superb views

##### BEDROOM 2

13'8" x 8'5" (4.17m" x 2.57m")  
Radiator

##### BEDROOM 3

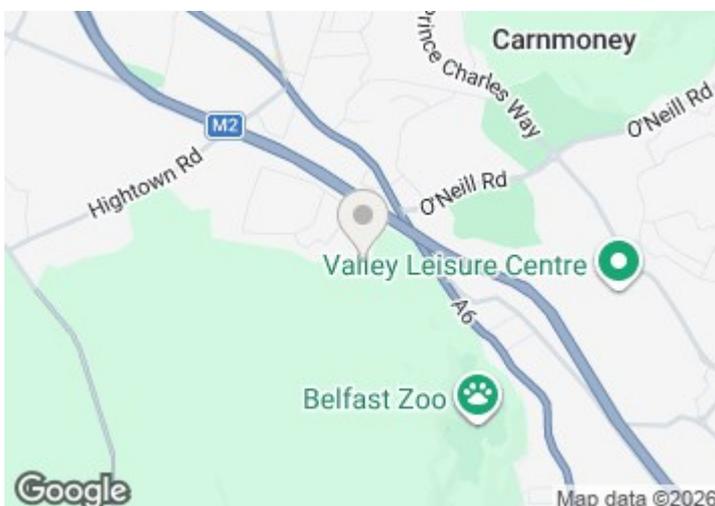
10'5" x 7'9" (3.18m" x 2.36m")  
Radiator

##### BATHROOM

Modern white suite comprising panelled bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel rail, storage cupboard with gas boiler

##### OUTSIDE

Brick paved driveway  
Garden to front in lawn  
Paved patio area to rear, steps to a further garden in lawn with feature decking area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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