

For Sale

Offers Over: £335,000

SimonBrien



4 Oakfield Park Square
Newtownabbey
County Antrim
BT37 0BT

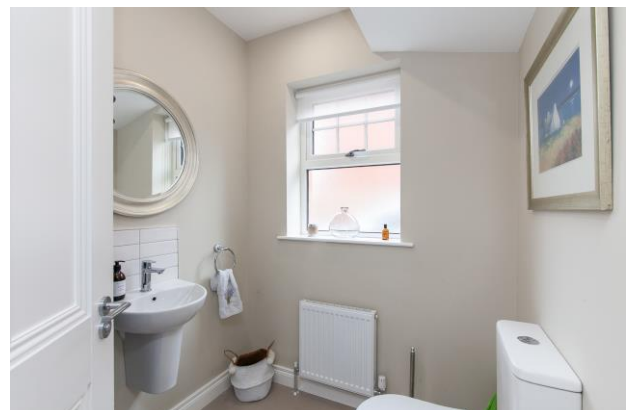
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Oakfield Park is an exclusive development of high quality homes which have recently been constructed off the Jordanstown Road By Alskea offering ease of access to all local amenities within the immediate area, excellent schooling, and Belfast which is within comfortable commuting distance via road and rail.

This particular property provides exceptionally well appointed and presented accommodation providing a layout of three bedrooms, living room, kitchen open to dining together with utility room, cloakroom, bathroom and ensuite. Outside there are pleasant gardens to the rear with driveway parking.

Likely to be of interest to the young family or professional couple viewing of this superb property is by private appointment through our South Belfast office on 028 9066 8888.



Accommodation

Composite front door to

Reception Hall

Tiled floor

Downstairs WC

Tiled floor, low flush WC, pedestal wash hand basin, spotlighting, extractor fan

Living Room

17'3" x 11'11" (5.26m x 3.63m):

Wooden floor, gas stove with tiled fireplace surround and granite hearth

Kitchen/Dining Area

22'6" x 13'3" (6.86m x 4.04m):

Tiled floor, spotlighting, range of high and low level units with quartz worktops, centre island, integrated fridge freezer, integrated dishwasher, 1.5 bowl stainless steel sink unit, Indesit electric oven and Combi microwave, Miele 6 ring induction hob, extractor fan, quartz tile splashback

Utility Room

8'10" x 5'8" (2.7m x 1.73m):

Tiled floor, range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for tumble dryer



**First Floor Landing**

Shelved storage cupboard with pressurised water tank, access to roofspace

Principle Bedroom

14'4" x 11'11" (4.37m x 3.63m):

Dressing Room

9'6" x 6'11" (2.9m x 2.1m):
Built in wardrobe

Ensuite shower room

Tiled floor, part tiled walls, low flush WC with vanity unit, chrome heated towel radiator, fully tiled shower cubicle with rainhead shower, spotlighting and extractor fan

Bedroom 2

11'7" x 8'6" (3.53m x 2.6m):

Bedroom 3

11'7" x 10'4" (3.53m x 3.15m):
Laminate wood floor

Bathroom

Tiled floor, partly tiled walls, low flush WC, pedestal wash hand basin with vanity unit, large oval bath with telephone hand shower, chrome heated towel radiator, spotlighting, extractor fan

Outside

Paved path to front with hedging and tarmac driveway to the side. Enclosed rear garden in lawn with paved sitting area and shed



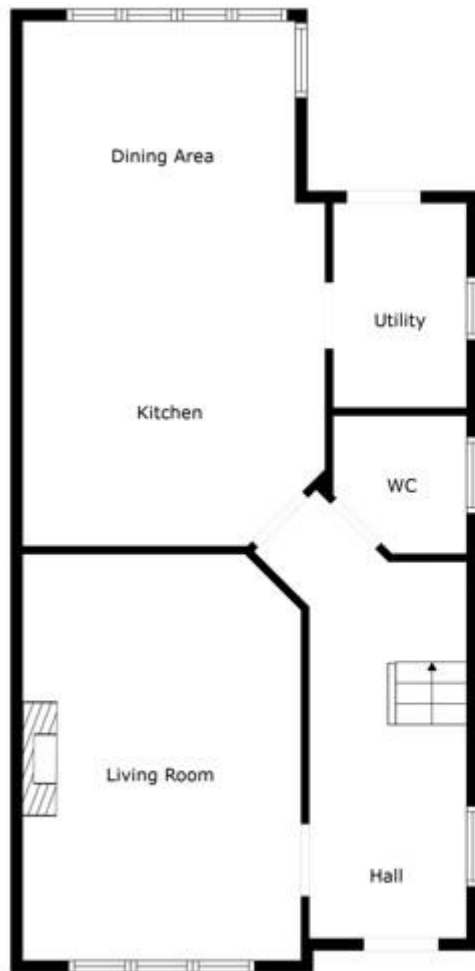
Special Features & Services

- Attractive Recently Constructed Semi-Detached Family Home
- Exceptionally Well-Appointed & Presented Accommodation Throughout
- Three Double Bedrooms With Dressing Room But Was Originally Built As A 4 Bedroom & Can Be Converted Back
- Spacious Living Room With Gas Stove
- Luxury Fully Fitted Kitchen With Quartz Worktops With A Range Of Appliances & Family Island Open To Dining Area
- Utility Room
- Contemporary Bathroom, Ensuite & Cloakroom
- Gas Heating
- Pleasant Enclosed Gardens To Rear In Lawns & Patio
- Driveway Parking
- Popular & Sought After Residential Location Within Comfortable Commuting Distance Of Belfast, Local Amenities, Loughshore Park and Train Station
- Viewing by Private Appointment

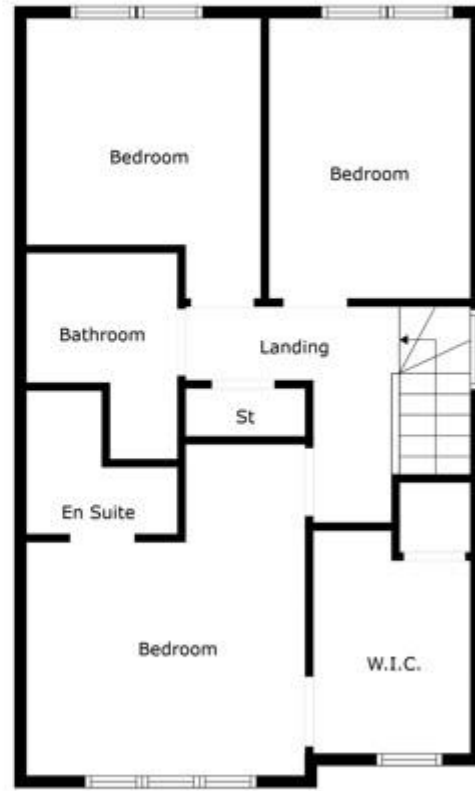








Floor 1



Floor 2

VALUER

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MORTGAGE ADVICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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