

3 Hedgelea Avenue, Old Carrick Road, Newtownabbey, BT37 0WW

For Sale
Offers In Region Of
£297,500

This is a highly impressive detached chalet style villa situated in a quiet and popular regarded residential area of Newtownabbey. Hedgelea has long been regarded as an area where people aspire to live. The bright comfortable family accommodation will be such a benefit for a growing family. The moment one enters the bright spacious reception hall one will be bowled over by the degree of excellence on offer. Early viewing is strongly advised.



Energy Efficiency Rating C.

T: 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	70	75
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Most impressive chalet style villa with an abundance of character
- 6 Bedrooms (1 with ensuite shower room)
- 3 Separate reception rooms
- Open plan kitchen / dining (31'6" x 9'9")
- Bathroom with modern white suite
- Conservatory
- Phoenix gas central heating
- Double glazing in uPVC frames
- Garage



The property comprises:

GROUND FLOOR

RECEPTION HALL: Ceramic tiled flooring

CLOAKS: Low flush WC, pedestal wash hand basin, ceramic tiled flooring, extractor fan

FAMILY ROOM 10' 10" x 10' 10" (3.3m x 3.3m)
Ceramic tiled flooring

DRAWING ROOM: 11' 8" x 16' 0" (3.56m x 4.88m)
Feature stone fireplace with gas fire, solid wood flooring, through to:

KITCHEN / DINING: 31' 6" x 9' 9" (9.6m x 2.97m)
Built in units, round edge work surfaces, feature single drainer stainless steel sink unit with mixer tap and vegetable sink, Esse natural gas range, plumbed for dishwasher, inglenook cooking area, ceramic tiled flooring, downlighters, pelmet with lighting, French doors to conservatory

CONSERVATORY: 10' 7" x 10' 2" (3.23m x 3.1m)
Door to garden

UTILITY ROOM: 8' 11" x 5' 3" (2.72m x 1.6m)
Built in units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine

FIRST FLOOR

BRIGHT SPACIOUS LANDING: Hotpress

BEDROOM(1): 16' 8" x 11' 8" (5.08m x 3.56m)

ENSUITE SHOWER ROOM: Low flush WC, pedestal wash basin, shower unit with electric shower, tiling, extractor fan

BEDROOM (2): 11' 8" x 9' 2" (3.56m x 2.79m)

BEDROOM (3): 10' 10" x 9' 2" (3.3m x 2.79m)

BEDROOM (4): 12' 5" x 9' 11" (3.78m x 3.02m) Laminate wood flooring

BATHROOM: Modern white bathroom suite, panelled bath with mixer tap and telephone hand shower, shower screen and electric shower, low flush WC, pedestal wash hand basin, tiling and ceramic tiled flooring, downlighters

SECOND FLOORING

LANDING

BEDROOM (5): 12' 4" x 16' 9" (3.76m x 5.11m)
Eaves storage

BEDROOM (6): 11' 7" x 16' 9" (3.53m x 5.11m)
View of Belfast Lough and Cavehill

OUTSIDE

Front open plan in lawn, plants trees and shrubs
Rear in extensive decking, water feature, paved patio area, plants trees and shrubs

GARAGE: 15' 6" x 18' 6" (4.72m x 5.64m)

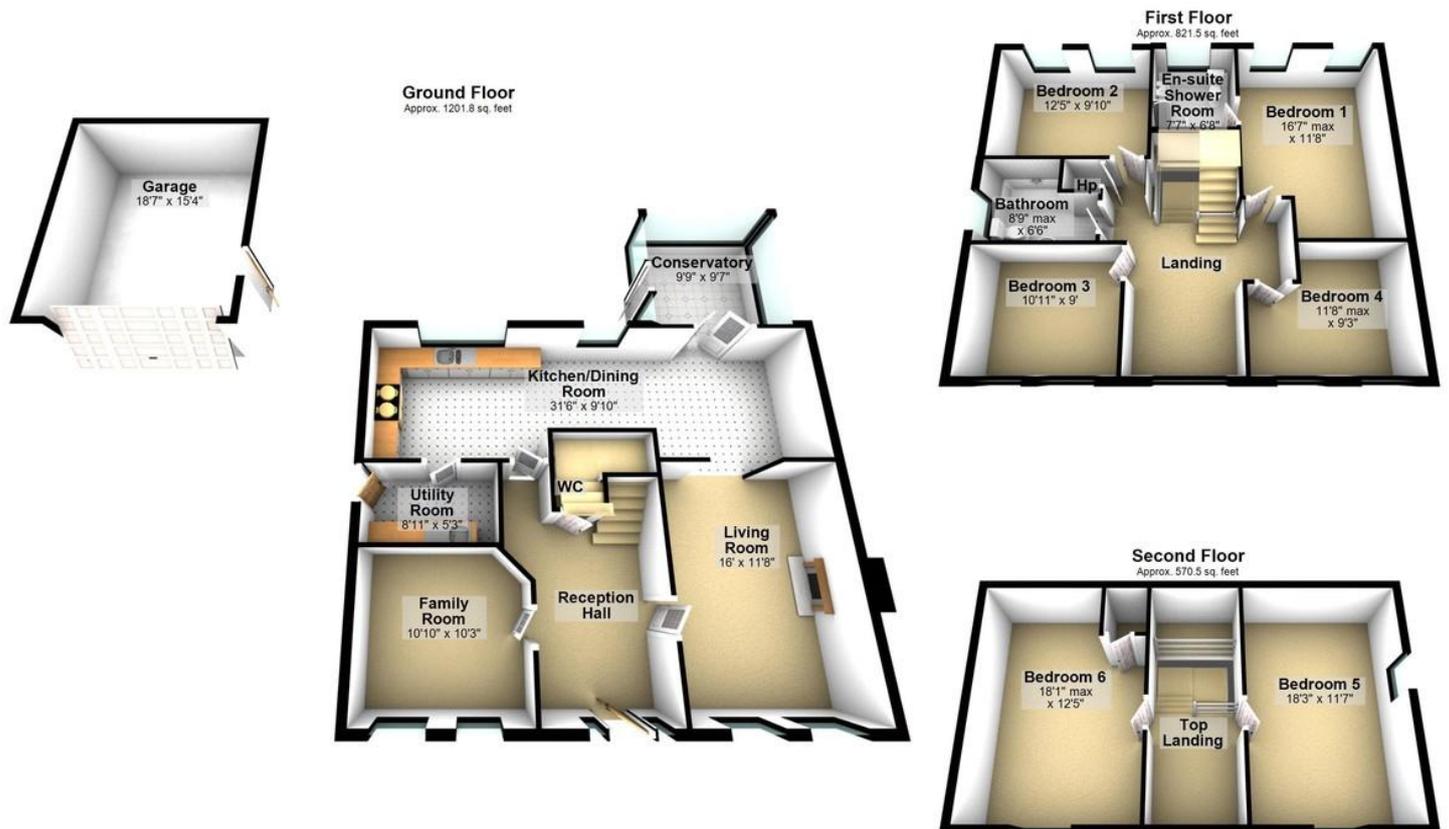
Up and over door, light and tap, gas boiler. Floored roofspace











Total area: approx. 2593.8 sq. feet

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Integrity
Respect**

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Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

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**Please
call in or
contact us
for any
advice**

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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