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**12 Twinburn Drive**

Newtownabbey  
BT37 0EN

**Offers Over £225,000**

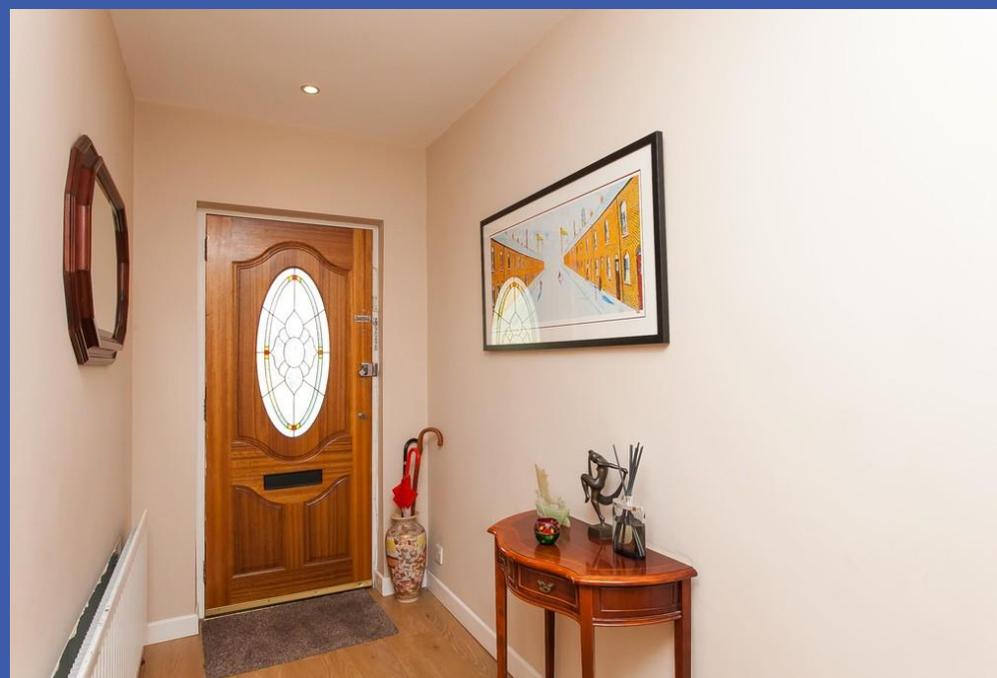
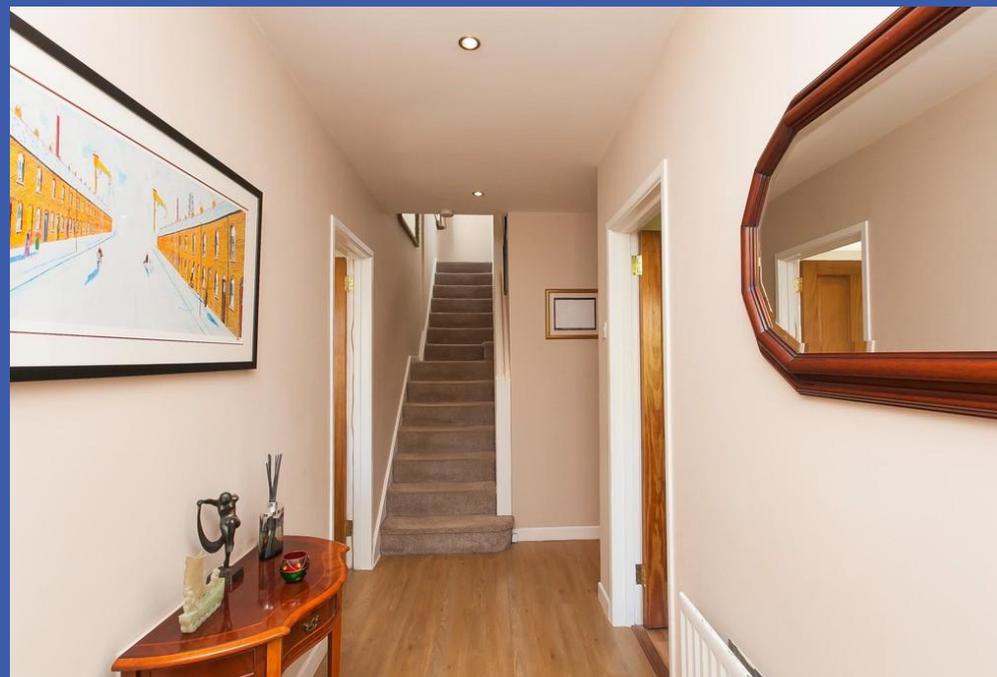
## 12 TWINBURN DRIVE, NEWTOWNABBEY, BT37 0EN

- Extended Detached Property in a Quiet Location
- Lounge and Separate Living Room
- Fitted Kitchen with Breakfast Area
- 4 Bedrooms including Master with Ensuite Shower Room
- Bathroom with White Suite/Ground Floor Cloakroom with WC
- Gas Fired Central Heating/Double Glazed Windows
- Detached Garage and Additional Driveway Parking
- Corner Site with Mature Surrounding Gardens in Lawns with Sheltered Sitting Area
- Convenient to a Range of Leisure Facilities Including Shops and Public Transport/Walking Distance to Three Mile Conservation Park
- Within the Catchment Area of a Number of Leading Schools

### Property Description

This attractive, extended detached property is situated on a superb, private corner site in a quiet, location just off Monkstown Road.

The property offers generous and well proportioned accommodation and is perfectly complemented by the mature and private gardens with sheltered sitting area. Situated in a convenient location, close to a range of facilities and within easy commuting distance of Belfast City Centre and leading schools, this fine home is sure to generate strong interest.







### Property Comprise s

Hardwood front door with stained glass inset to..

### RECEPTION HALL

Laminate wood effect floor, low voltage spots, understairs cloakroom and storage

### CLOAKROOM

White suite comprising low flush wc, pedestal wash hand basin, part tiled walls, tiled floor

### LOUNGE 17' 4" x 10' 0" (5.28m x 3.05m)

Laminate wood effect floor, feature fireplace with tiled inset and Granite hearth and gas coal effect fire, uPVC double glazed patio doors to rear





**LIVING ROOM 12' 6" x 10' (3.81m x 3.05m) (at widest points)**  
Laminate wood effect floor





**KITCHEN WITH DINING AREA 15' 0" x 15' 0" (4.57m x 4.57m)**

Extensive range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Bosch 4 ring hob with stainless steel extractor fan over, eye level Hotpoint electric double oven, plumbed for dishwasher, part tiled walls, tiled floor, under unit lighting, uPVC double glazed patio doors to rear

**UTILITY ROOM 13' 1" x 4' 8" (3.99m x 1.42m)**

Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, part tiled walls, uPVC door to rear





## 1ST FLOOR

### LANDING

Low voltage spots, access to roofspace

### BEDROOM 12' 0" x 11' 9" (3.66m x 3.58m)

Laminate wood effect floor, built in mirror fronted robes

### ENSUITE

White suite with low flush wc, vanity unit, fully tiled shower cubicle, fully tiled walls, tiled floor, extractor fan





**BEDROOM 10' 0" x 10' 0" (3.05m x 3.05m)**  
Cupboard with gas fired boiler

**BEDROOM 15' 1" x 10' 0" (4.6m x 3.05m)**  
Laminate wood effect floor



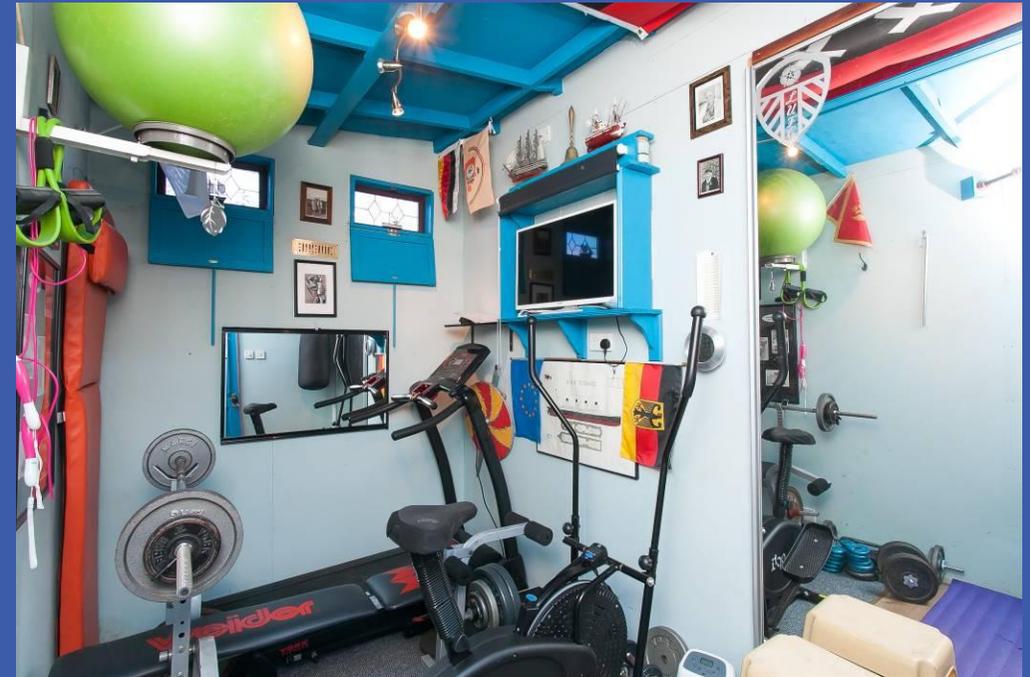


**BEDROOM 10' 0" x 7' 2" (3.05m x 2.18m)**

**BATHROOM**

White suite comprising tiled panelled large bath with mixer tap and electric shower, pedestal wash hand basin, low flush wc, chrome heated towel rail, fully tiled walls, low voltage spots

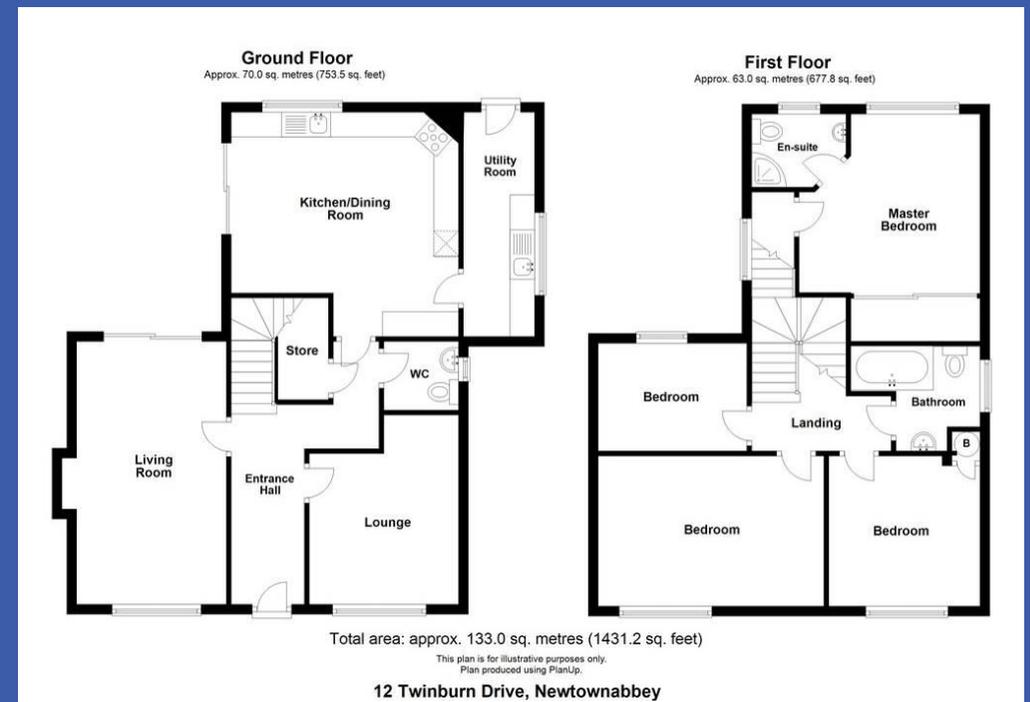


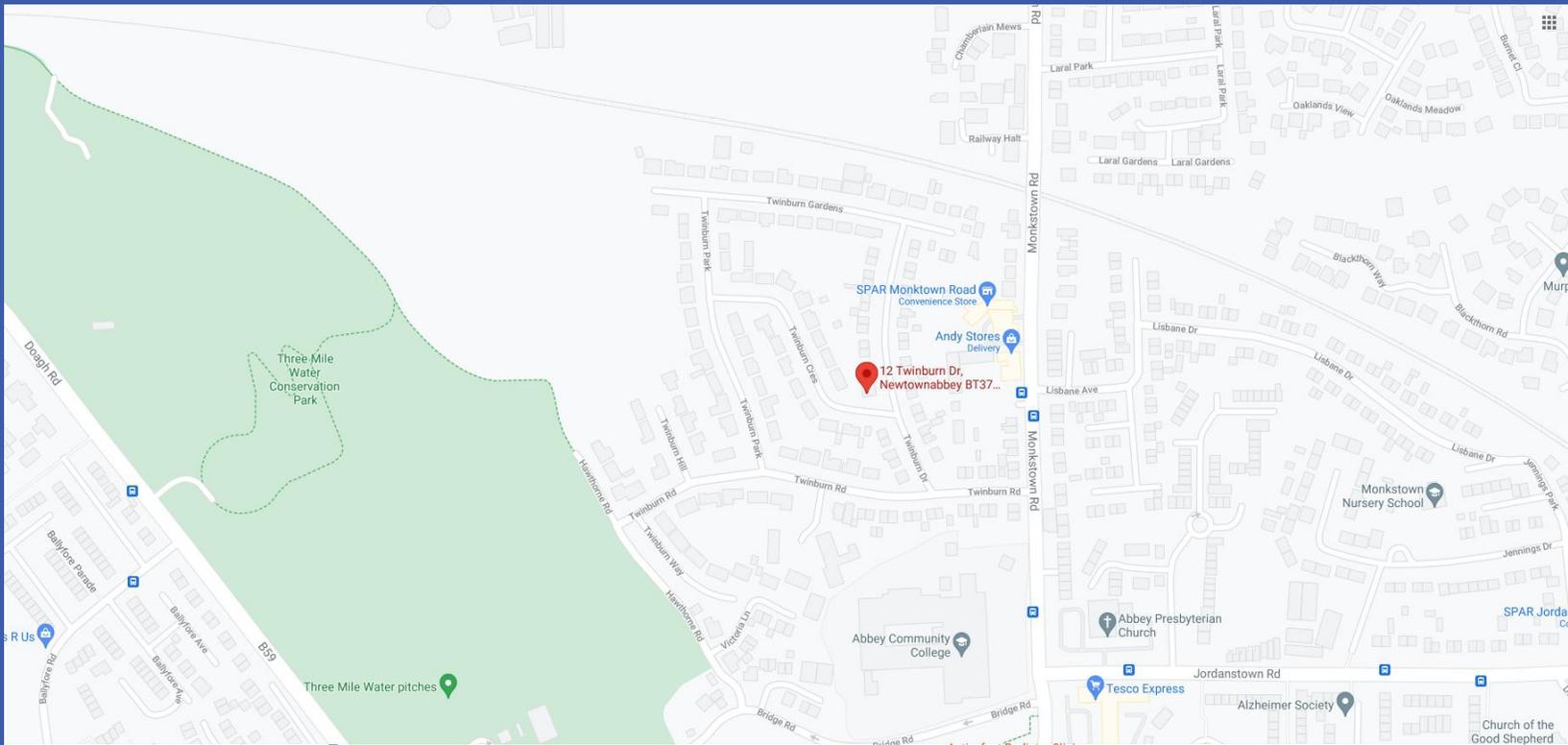


## OUTSIDE

Super corner site with surrounding gardens in lawns to the front. Enclosed and private rear and south facing side garden in lawns with generous sheltered paved patio area and boundary fence. Large timber shed (10ft 11ins x 6ft 8ins approx) to the side of the property (currently used as a home gym). Driveway with parking leading to..

**GARAGE 21' 3" x 10' 2" (6.48m x 3.1m) (approx measurement)**





**Directions:**

From Old Carrick Road turn on to Monktown Road, turn right in to Twinburn Road and Twinburn Drive is on right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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