

4 Hillview, Newpark, Antrim, County Antrim, BT41 2BT



PRICE Offers Over £139,950

This is a superb opportunity to purchase a generously proportioned four bedroom semi-detached house with garage in a sought after part of Newpark over-looking a beautiful wooded area. Offering excellent well appointed accommodation this well presented property benefits from PVC double glazed windows and external doors, gas fired central heating and has recently been upgraded with a modern bathroom suite with feature shower bath and thermostatic shower unit.

Ideally suited to the first time buyer and investor alike this property should attract considerable interest due to it's location within the estate, superb sun orientation and the generous driveway with access to the attached garage .

Early viewing strongly recommended.

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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance porch with polished porcelain fully tiled floor through to;
- Entrance hall with staircase to first floor / Small utility area with built-in units and plumbed for washing machine
- Living room with feature fireplace / Wood laminate floor
- Kitchen with informal dining area / Full range of high and low level units / Integrated fridge freezer / Space for range style cooker
- First floor landing with access to loft
- Four well proportioned bedrooms / Two with wood laminate floors
- Luxury bathroom with modern white suite to include shower bath with "Aqualisa" thermostatic shower unit over
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Tarmac drive with parking for two plus cars / Access to attached garage with store to rear and loft over
- Landscaped gardens to front and rear / Patio areas and low maintenance well stocked borders

ACCOMMODATION

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PVC double glazed and leaded glass entrance door to:-

ENTRANCE PORCH

7'3 x 4'9 (2.21m x 1.45m)

Wood strip ceiling. PVC double glazed windows. Polished porcelain fully tiled floor through to:-

ENTRANCE HALL

Staircase to first floor with moulded handrail. Single radiator. Open to understairs storage. White built-in units with contrasting worksurfaces. Plumbed for washing machine. PVC double glazed door to rear.

LIVING ROOM

19'8 x 10'8 (5.99m x 3.25m)

Feature open fireplace (plumbed for gas) with glass fronted electric fire. Wood laminate floor. Dual aspect windows. Two single radiators.

KITCHEN WITH INFORMAL DINING AREA

19'8 x 9'6 (5.99m x 2.90m)

Full range of wooden high and low level units with glazed displays and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Space for range style cooker and over-head extractor canopy. Integrated fridge freezer and plumbed for dishwasher. Tiled effect wood laminate floor. Partially tiled walls to work surfaces. Painted wood strip ceiling. Dual aspect windows. Double radiator and single radiator. Six pane beveled glass door to entrance hall. Single radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

12'8 x 9'5 (3.86m x 2.87m)

Single radiator.

BEDROOM 2

10'11 x 10'2 (3.33m x 3.10m)

Wood laminate floor. Over stairs storage cupboard with "Worcester" wall mounted gas fired boiler. Single radiator.

BEDROOM 3

10'11 x 7'4 (3.33m x 2.24m)

(max) Single radiator.

BEDROOM 4

10'1 x 7'10 (3.07m x 2.39m)

Wood laminate floor. Single radiator.

BATHROOM

Modern white suite comprising shower bath with curved glass screen and 'Aqualisa' thermostatic shower unit. PVC panelling to bath area. Concealed flush W/C and modern wash hand basin in vanity with off set 'monobloc' mixer tap and storage below. Large mirror and wall cabinet with low voltage down lighting. Metro style tiled walls, PVC ceiling and low voltage downlighting. Extractor fan. Fully tiled floor. Polished chrome heated towel rail.

OUTSIDE

Tarmac drive with parking for two plus cars. Garden to front in neat lawn, railway sleepers and well stocked borders. Pink stone display and low level walling. Access to:-

ATTACHED GARAGE

17'10 x 12 (5.44m x 3.66m)

Roller shutter door. Power and light. Door to:-

REAR STORE

12'6 x 7'4 (3.81m x 2.24m)

Fixed staircase to first floor attic. Service door to:

OUTSIDE CONTINUED

Fully enclosed and professionally landscaped garden to rear in paved patio, low maintenance raised beds, well stocked in low level planting. Crazy paved pathway and pink stone display. Concrete shed base and raised paved patio. Six foot timber fencing and pedestrian gate to rear. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

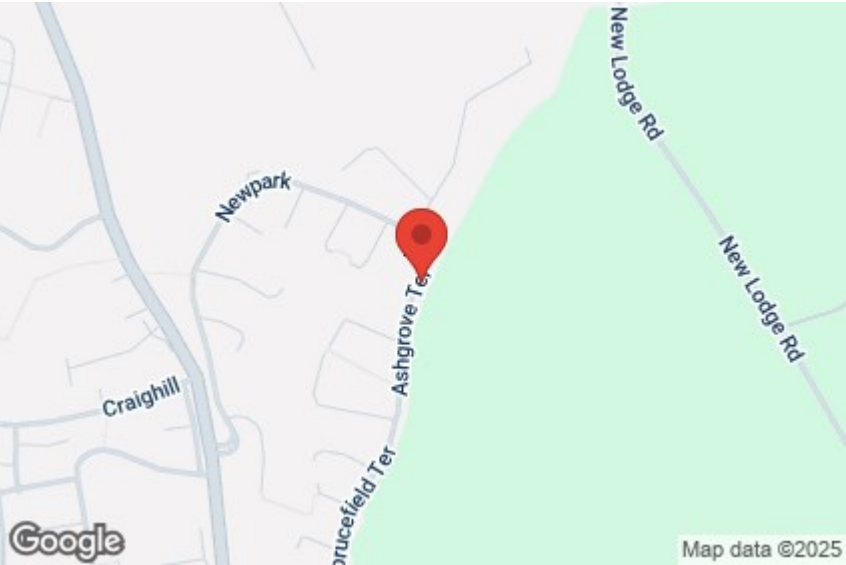
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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