

7 The Cairn, Newtownabbey, BT36 6YF



PRICE Offers Over £349,950

Situated on a mature site enjoying an unspoilt rural backdrop with views extending over the surrounding countryside towards Belfast Lough. This impressive double front family home has a well planned living layout including a spacious lounge, separate family room, dining room and superb PVC double glazed Conservatory, modern fitted kitchen, luxury contemporary four piece family Bathroom. Perfect for the family searching for an established location convenient to all local amenities.

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12 Church Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

- **Impressive Double Fronted Family Home**
- **Four Bedrooms**
- **Four Receptions**
- **Superb PVC Double Glazed Conservatory**
- **Modern Fitted Kitchen**
- **Luxury Four Piece Family Bathroom Suite**
- **Integral Garage**
- **Adjoining Jack and Jill Ensuite Shower Room**
- **Double Glazed Windows/Oil Fired Central Heating**
- **Unspoilt South Facing Rural Apect to Rear with Far Reaching Views Over Countryside**



ACCOMMODATION

Hard wood front door with double glazed fan light and matching side screens, into spacious will presented entrance hall with tiled flooring.

LOUNGE

18'5" x 12'9" (5.61 x 3.89)

into bay window. Attractive period style tiled fireplace with mahogany surround and multifuel stove. Quality Laminate flooring.

FURNISHED CLOAKROOM

Comprising button flush WC, pedestal wash hand basin with tiled splash back and monobloc.



FAMILY ROOM

15'0" x 10'6" (4.57 x 3.20)

Attractive granite fireplace with wooden mantle and cast iron multifuel stove. French oak polished flooring. Picture Style Window

LIVING / DINING ROOM

13'1" x 10'0" (3.99 x 3.05)

Oak effect laminate strip flooring. Twin French doors into:

SUPERB PVC DOUBLE GLAZED CONSERVATORY

12'4" x 11'4" (3.76 x 3.45)

Ceramic tiled floor. Double glazed French doors to rear patio area.



MODERN FITTED KITCHEN

16'4" x 9'11" (4.98 x 3.02)

Equipped with a comprehensive range of high and low level fitted units in ivory finish with contrasting butcher block effect worksurfaces and upstands. Composite single drainer sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; stainless steel oven with separate 4 ring hob. Overhead extractor fan housed in stainless steel canopy with glass hood and an Integrated dishwasher. Breakfast bar style return. Tiled floor. Complimentary wall tiling.

UTILITY ROOM

9'1" x 5'4" (2.77 x 1.63)

Equipped with high and low level units and contrasting work surfaces. One and a half bowl ceramic sink unit with swan neck mixer tap. Tiled floor. Service door to Garage.



BEDROOM 1

12'10" x 12'9" (3.91 x 3.89)

Oak effect laminate flooring.

JACK AND JILL ENSUITE SHOWER ROOM

Comprising button flush WC. Modern vanity with wash hand basin. Step in shower cubicle with electric shower unit. Fully tiled walls with a decorative border trim. Tiled floor. Chrome towel radiator.



BEDROOM 2

12'2" x 10'0" (3.71 x 3.05)

Oak effect laminate floor. (With access to adjoining Jack and Jill Ensuite)

BEDROOM 3

13'0" x 10'0" (3.96 x 3.05)

Oak effect laminate floor. Built in fitted wardrobes.

BEDROOM 4

12'2" x 8'9" (3.71 x 2.67)

Oak effect laminate floor. Presently used as home office.



DELUXE FAMILY BATHROOM

Comprising freestanding rolltop ball and claw foot bath with telephone hand shower attachment. Separate quarter rounded shower cubicle with electric shower unit. Button flush WC. Vanity unit with wash hand basin.

Complimentary wall tiling. Tiled floor. Recessed low voltage lighting.

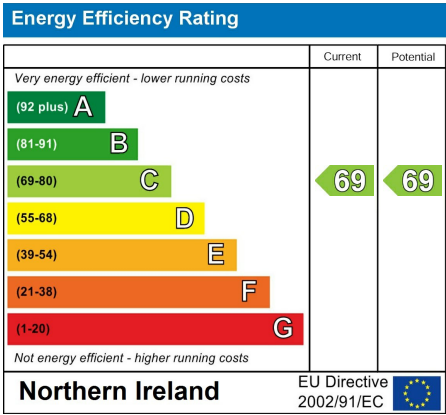


OUTSIDE

Well stocked garden to front. Driveway to side to parking forecourt suitable for a variety of vehicles. Extensive Private enclosed South facing garden to rear. Lawn laid in faux grass for low maintenance. Paved patio areas and walkways, ideal for evening entertainment. Screened by perimeter fence.

INTEGRAL GARAGE

19'1 x 11'5 (5.82m x 3.48m)
Up and over door. Power and light. Tiled floor. Access to roof space.



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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