

## 63 Lynda Meadows, Newtownabbey, BT37 0AT



### PRICE Offers Over £399,950

*Immaculately presented throughout, the spacious double front detached home is ideally suited a variety of purchaser. Conveniently located within the highly sought after Jordanstown Area, within close proximity to local schools, shops and public transport links. Internally the property boasts a well planned living layout, incorporating a modern open plan Kitchen/Living/Dining area, family room, separate dining room, ground floor furnished cloak room, utility room. On the first floor there are four well proportioned bedrooms, with master ensuite bathroom, and a modern shower room suite. Externally the property further benefits from private driveway to side for off-street parking, detached garage and extensive private enclosed garden to rear with paved patio areas. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

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

- **Impressive Double Fronted Detached Family Home**
- **Four Well Proportioned Bedrooms**
- **Three Receptions**
- **Open Plan Kitchen/Living/Dining**
- **Contemporary Shaker Style Fitted Kitchen with Separate Utility**
- **Master with Ensuite Bathroom**
- **Extensive Enclosed Garden to Rear**
- **Matching Detached Garage with Power and Light**
- **Highly Sought After Convenient Location**
- **PVC Double Glazing/Gas Fired Central Heating**





## ACCOMMODATION

### FRONT PORCH

Composite front door with double glazed side screens and matching fan light into entrance porch with tiled floor. Hard wood door with side screens into spacious well presented entrance hall with high ceiling and sky light. Tiled floor. Storage cupboard under stairs.

### OPEN PLAN LIVING/KITCHEN/DINING

28'2" x 11'5" (8.6 x 3.5 )

Lounge with attractive feature fireplace, wooden mantle and granite surround/hearth. Dual window aspect. Hard wood flooring to:



### CONTEMPORARY FITTED KITCHEN

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck tap. Space for free standing range style cooker with gas and electric, with overhead extractor fan housed in stainless steel canopy. Plumbed for dishwasher. Breakfast bar for casual dining. Recessed down lighting. Tiled floor.

### SEPARATE UTILITY ROOM

7'10" x 4'11" (2.4 x 1.5)

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine.

### FURNISHED CLOAKROOM

Comprising vanity unit with monobloc tap, and a button flush WC. Tiled floor.





## **FAMILY ROOM**

15'5" x 11'5" (4.7 x 3.5)

Attractive feature sand stone fireplace with tiled surround and hearth. Dual window aspect. Hard wood flooring. French doors into:

## **DINING ROOM**

11'5" x 11'5" (3.5 x 3.5)

Tiled floor. PVC double glazed French doors to rear patio.



## **FIRST FLOOR**

Landing with balcony over entrance hall. Shelves hot press cupboard.

## **BEDROOM 1**

13'9" x 11'5" (4.2 x 3.5)

Built in three-bay mirrored slide robes. Quality laminate flooring.

## **LUXURY ENSUITE BATHROOM**

Comprising double ended panel bath with shower screen and electric shower unit over, vanity unit with wash hand basin and a button flush WC. Part tiled walls. Laminate flooring.



## BEDROOM 2

13'9" x 11'9" (4.2 x 3.6)

Quality laminate flooring. Vanity unit with wash hand basin and tap.



## BEDROOM 3

10'2" x 9'10" (3.1 x 3.0)

Hard wood flooring. Walk in wardrobe.



## BEDROOM 4

9'10" x 9'10" (3.0 x 3.0)

Presently used as home office/study.





## MODERN SHOWER ROOM

Comprising large PVC panelled shower cubicle with Power shower unit, vanity unit with wash hand basin and monobloc tap, and a button flush WC. Velux window. LVT flooring.

## OUTSIDE

Neat well maintained garden to front, laid in lawn with paved walkways.

Private drive way to side for off-street parking. With ample space for a variety of vehicles. Leading to detached garage.

Extensive enclosed garden to rear. Screened by perimeter fence. Laid in neat well maintained lawn. Paved patio areas, perfect for evening entertainment.

DETACHED GARAGE (17'8" x 10'9") Roller shutter door. Equipped with power and lights.



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

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



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