

23 Craiglunds Manor, Newtownabbey, BT36 5FG



PRICE Offers Over £224,950

Perfectly positioned on a prime corner site within the well regarded and established Craiglunds Manor development, this spacious detached chalet villa presents as an ideal family home. The extra extension to the side and to the rear enables 'one level living' with potential for an independent living suite.

The accommodation comprises 3 or 4 bedrooms, with 1 or 2 plus receptions, kitchen with casual dining area, utility room, ground floor bathroom (with jacuzzi bath), modern wet room, plus first floor shower room.

Externally the property further benefits from a private, secure, hard landscaped, rear garden. With an integral garage and open block paved driveway with ample space for several vehicles.

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 Extended Detached Family Home**
- **Excellent Location / Cul de sac with Proximity to A8(M) and Transport Links**
- **Potential Independent Living Suite**
- **4/3 Bedrooms**
- **1+2+ Receptions**
- **Fitted Kitchen with Dining Aspect and Utility Room**
- **Ground Floor Bathroom/Wet Room/First Floor Shower Room**
- **Integral Garage with Open Driveway**
- **PVC Double Glazed/Gas-Fired Central Heating**
- **Well Maintained Garden with Private Hard Landscaping**



ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset and side screen into spacious well presented entrance hall with quality laminate flooring. Under stairs storage cupboards. Shelved storage cupboard.

SPACIOUS LOUNGE 18'4" x 11'9"

Attractive feature fireplace with tiled hearth and decorative wooden mantle. Feature bow window. Quality laminate flooring.

KITCHEN WITH CASUAL DINING ASPECT 18'0" x 10'2"

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl composite sink unit with mixer tap. Space for free standing oven with overhead extractor fan. Plumbed for dishwasher. Tiled floor. Part tiled walls.

UTILITY/STORAGE ROOM 11'1" x 10'9"

Plumbed for washing machine, with space for dryer and fridge freezer.



GROUND FLOOR BATHROOM

Comprising Jacuzzi style panel bath with hand shower attachment, pedestal wash hand basin and a button flush WC. Part tiled walls. Tiled floor.



BEDROOM 1 18'4" x 11'9"

Can be used as Family room or Guest bedroom. Quality laminate flooring. Potential independent living suite. Open plan into:

SUN LOUNGE EXTENSION 9'6" x 7'2"

PVC double glazed French doors into rear garden.

DELUXE ENSUITE WET ROOM

Comprising thermostatically controlled drench style shower with hand shower attachment, pedestal wash hand basin and an electrically controlled button flush WC. Tiled walls. Tiled floor.

BEDROOM 4 9'10" x 9'2"

French doors from entrance hall into. Presently used as home study.



FIRST FLOOR

BEDROOM 2 19'4" x 12'1"

Dual window aspect. Built in storage into the eaves.

BEDROOM 3 14'9" x 11'9" at max

Built in three-bay mirrored slide robes. Velux window. Storage into eaves.

FIRST FLOOR SHOWER ROOM

Comprising step in shower enclosure with electric shower unit, pedestal wash hand basin and a button flush WC. Velux window.



INTEGRAL GARAGE 17'8" x 10'9"

Up and over door power and light.

OUTSIDE

Prime mature corner site. Large block paved driveway to front with ample space for a variety of vehicles. Neat well maintained garden to side, laid in lawn.

Private enclosed hard landscaped garden to rear, screened by perimeter fence. Paved patio areas and walk ways. Small neat well maintained lawned area. Stocked with a variety of mature plants and shrubs.



| 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 | |

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