



31 Craiglunds Manor, Newtownabbey, BT36 5FG

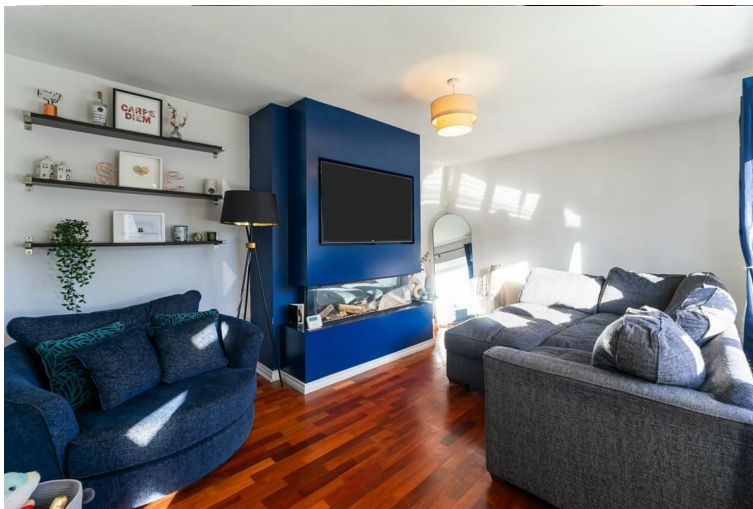
- Detached Family Home
- Lounge; Contemporary Electric Fire
- Deluxe Shower Room; Three Piece Suite
- Utility Store; Furnished Cloakroom
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; Mainly Triple Glazed
- Private Driveway; Matching Detached Garage
- Convenient Location; Popular Development

Offers Over £219,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screens. Access to cloakroom. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 16'9" x 11'10"

Bay window to front elevation. Media wall with glass fronted, contemporary electric fire. Timber floor.



## **KITCHEN THROUGH DINING ROOM 22'11" x 11'5" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, Quartz effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. PVC double glazed French doors to rear garden. Access to utility store.

## **FURNISHED CLOAKROOM**

Contemporary, white, two piece suite comprising vanity unit and WC.

## **FIRST FLOOR**

### **LANDING**

Access to store. Access to second store with gas fired central heating boiler.

### **BEDROOM 1 11'10" x 9'3"**

Access to roof space.

### **BEDROOM 2 12'11" x 9'6"**

Large, built in wardrobe/store.

### **BEDROOM 3 8'7" x 7'10"**

### **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tile effect, panelling to walls. Tile effect flooring.

### **EXTERNAL**

Generous sized private driveway area, finished in decorative stone.

Front garden finished in lawn.

Entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden, finished in paving, tree bark and range of plants, trees and shrubbery. Outside tap.

## **MATCHING DETACHED GARAGE 17'8" x 10'2"**

Aluminium, roller shutter door. Separate service door to garden. Power and light.





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## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



*Immaculately presented, detached family home with generous sized private driveway area, matching detached garage, and gardens front and rear, situated within the conveniently located and popular Craiglands Manor development, off Ballyclare Road, Newtownabbey.*

*The property comprises entrance hall, lounge with contemporary electric fire, kitchen through dining room with modern fitted kitchen, furnished cloakroom, three well proportioned first floor bedrooms, and deluxe shower room with contemporary three piece suite.*


*Externally the property enjoys generous sized private driveway area, finished in decorative stone, matching detached garage, front garden finished in lawn, and fully enclosed, low maintenance rear garden finished in paving, tree bark and range of plants, trees and shrubbery.*

*Other attributes include gas fired central heating, mainly PVC triple glazing, and convenient location.*

*Early viewing highly recommended to avoid disappointment.*



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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