



15 Oakfern, Newtownabbey, BT36 5FN

- Detached Chalet Bungalow
- 4 Bed; 2+ Rec. / 3 Bed; 3+ Rec.
- Deluxe Bathroom; Separate Shower Room
- Private Driveway; Garage
- Cul-De-Sac Position
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Convenient, Well Sought After Location

Offers Over £219,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screens. Quarry tiled floor. Hardwood, glass panelled door leading to:

ENTRANCE HALL

Stairwell to first floor.

FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Illuminated mirror over sink.

LOUNGE 15'8" x 12'8"

Brick, focal point fireplace with tiled hearth. Picture window to front elevation.

DINING ROOM 9'7" x 9'3"

Glass feature wall.



KITCHEN WITH INFORMAL DINING AREA 12'7" x 8'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Matching breakfast bar. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic, Neff hob with stainless steel extractor hood over. Integrated double ovens. Space for fridge freezer. Plumbed and space for washing machine. Twin, glass fronted display cabinets. Splashback tiling to walls. Tile effect flooring. PVC double glazed door to rear garden.

BEDROOM 3 12'10" x 11'10"

BEDROOM 4 9'6" x 8'8"

FIRST FLOOR

LANDING

Access to under eaves storage.

BEDROOM 1 16'10" x 11'10"

Access to under eaves storage.

BEDROOM 2 16'9" x 13'0"

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate, oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Illuminated mirror over sink. Chrome towel radiator. Access to store with gas fired central heating boiler. Access to roof space.

EXTERNAL

Front and side gardens finished in lawn.

Private driveway finished in decorative stone.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance, fully enclosed rear garden finished in paved patio area, decorative stone and range of plants, trees and shrubbery.

Outside tap.

MATCHING DETACHED GARAGE 22'5" x 9'9"

Up and over door. Separate, hardwood, glass panelled service door to rear garden. Power and light.

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.



Well presented, deceptively spacious, detached chalet bungalow with matching detached garage, occupying a cul-de-sac position within the popular Sherwood Parks development, Ballyhenry Road, Newtownabbey.

The property offers adaptable accommodation and comprises entrance porch, entrance hall, shower room, lounge, dining room, kitchen with informal dining area, four bedrooms and deluxe family bathroom.


Externally, the property enjoys private driveway, finished in decorative stone, matching detached garage, and gardens front, side and rear, finished in lawn, paved patio area, decorative stone, and range of plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing and convenient location.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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 	

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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