



5 Burnthill Gardens, Newtownabbey, BT36 5HE

- Refurbished, Detached Home
- Lounge
- Large Conservatory Extension
- Gas Heating; PVC Double Glazing
- Large, Corner Site
- Three Bedrooms
- Kitchen Through Dining Room
- Deluxe Shower Room
- Private Driveway; Matching Detached Garage
- Convenient Location

Offers Over £199,950

EPC Rating





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with matching PVC double glazed side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'4"m x 11'2"m

Picture window to front elevation. Open fire in cast iron fireplace with grate hearth and timber surround. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA

17'5"m x 9'9"m

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid quartz surface. Stainless steel sink unit. Space for range style oven with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Fitted breakfast bar area. Splashback tiling and solid quartz upstands to walls. Wood laminate floor covering. Timber clad feature wall. Access to under stairs store. PVC French doors leading to conservatory.



CONSERVATORY 16'9"m x 9'3"m

PVC double glazed frame with matching french doors to rear garden.
Timber clad feature wall.

FIRST FLOOR

LANDING

Wood laminate floor covering. Access to roof space.

BEDROOM ONE 14'4"m x 11'0"m wps

Wood laminate floor covering.

BEDROOM TWO 11'1"m x 9'10"m wps

Elevated rural views. Wood laminate floor covering.

BEDROOM THREE 9'3"m x 8'3"m wps

Wood laminate floor covering. Built in wardrobe. Separate built in store with gas fired central heating boiler.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising paneled bath, vanity unit and WC. Electric shower , drench shower head and glass shower screen over bath. Towel radiator. Illuminated mirror over sink. Tile effect paneling to walls and floor.

EXTERNAL

Double gates leading to generous sized driveway area, finished in tarmac.

Low maintenance front and side gardens, finished in decorative stone and tree bark.

External lighting.

PVC soffits, fascia and rainwater goods.

Large fully enclosed rear garden finished in lawn, paved patio area, decorative stone and tree bark.

Raised planters and range of trees, plants and shrubbery.

External power points.

Enclosed service area.

Outside tap.

MATCHING DETACHED GARAGE 19'8"m x 10'2"m

PVC coated roller shutter door.

Separate 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.



Immaculately presented, refurbished, three bedroom detached home, with large conservatory extension and matching detached garage, occupying a large, corner site within Burnthill Gardens, Glengormley, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, conservatory extension, three well-proportioned bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, matching detached garage, low maintenance front and side gardens, and large, fully enclosed, rear garden, finished in lawn, paved patio area, decorative stone, service area, 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		
(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