

simon**BRIEN**  
RESIDENTIAL

9 Cottonmill Green,  
Mallusk, BT36 4AX



Offers Around £295,000

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[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Fantastically Presented Four Bedroom Semi Detached Located within Walking Distance to Mallusk
- Constructed Circa 2021 Spanning Approximately 1800 Square Feet
- Conveniently Located Close to Mallusk Town Centre with Many Local Amenities and Shops
- Excellent Transport Links to Belfast City Centre, Newtownabbey and Antrim
- Close to Excellent Local Schools and Belfast International Airport
- Four Well Appointed Bedrooms, Two Containing En-Suite Shower Rooms
- Downstairs WC
- Separate Living Room with Outlook to Front
- Open Plan Kitchen Diner leading to Sun Room
- Bespoke Fitted Kitchen with Quartz Worktops, Upstands and Range of Built in Appliances
- Separate Utility Area
- Sun Room with Door to Rear Garden
- Separate Family Bathroom with Modern White Suite
- Excellent Additional Built in Storage Throughout
- Enclosed Private Rear Garden with Southerly Aspect
- Tarmac Driveway with Private off Street Parking for Two Cars
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Fantastic 84/B Energy Rating
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this fantastically well appointed four-bedroom semi-detached property located within walking distance to Mallusk town centre. Constructed in 2021, the property offers low maintenance living and also provides an excellent energy efficiency rating of 84/B. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular shops, eateries and boutiques.

In short the property comprises of: reception hall, separate living room, open plan kitchen diner leading to a sun room, utility area and a downstairs WC. To the first and second floor there are four well proportioned bedrooms, two with en-suite and a further modern family bathroom.

The property further benefits from generous additional built in storage throughout, UPVC double glazing, gas fired central heating, an enclosed private rear garden with southerly aspect and a tarmac driveway with private off street parking for two cars.

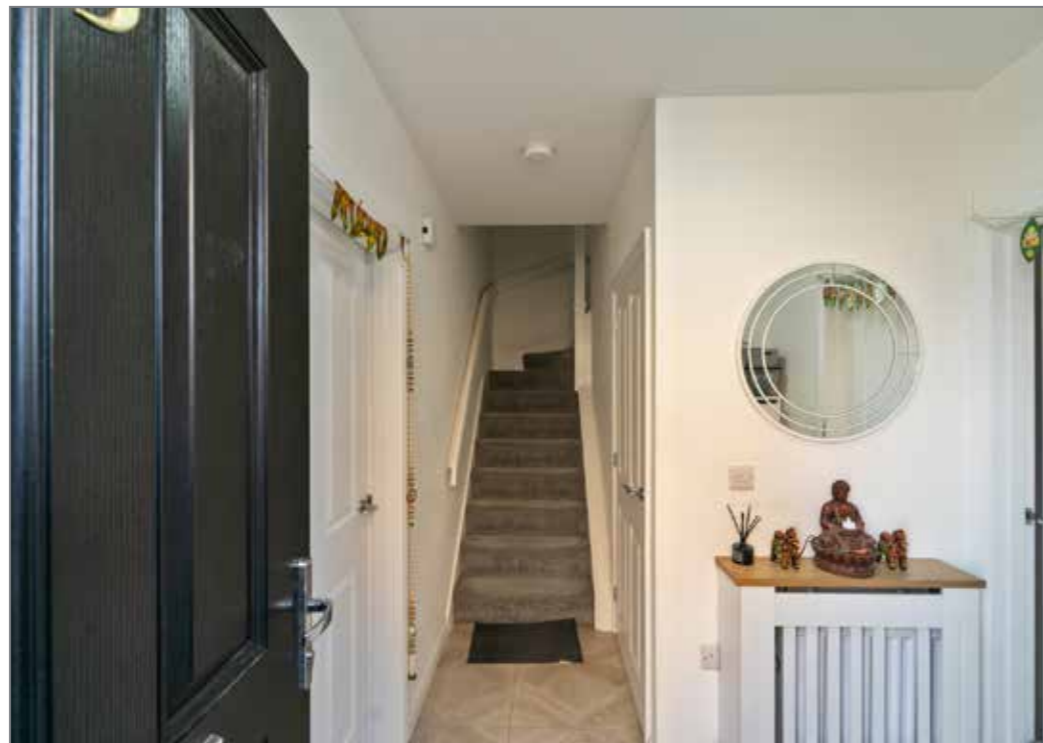
With nothing left to do but simply move in and providing generously proportioned rooms throughout, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

Composite front door with glass top light into reception hall with tiled floor



#### DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap, chrome heated towel rail, low voltage recessed spotlighting, extractor fan and tiled floor



#### LIVING ROOM:

16' 6" x 16' 4" (5.03m x 4.98m)

Outlook to front, laminate effect flooring







**KITCHEN/DINING/LIVING SPACE:  
21' 0" x 16' 6" (6.4m x 5.03m)**

Bespoke fully fitted kitchen with range of high and low level units, quartz stone worktops, stainless steel single drainer sink with chrome taps, access to gas boiler, 4 ring NEFF gas hob with quartz stone up stand and splashback, stainless steel extractor fan and built in oven and grill, built in dishwasher, high level microwave, space for fridge/freezer, tiled floor, space for casual dining, low voltage recessed spotlighting



**UTILITY ROOM:**

Laminate effect worktops, plumbed for tumble dryer and washing machine, additional storage, access to thermostat, tiled floor, uPVC double glazed access door to rear garden



**FIRST FLOOR**

**BEDROOM (3):  
11' 0" x 9' 0" (3.35m x 2.74m)**

Outlook to side, wooden laminate effect flooring



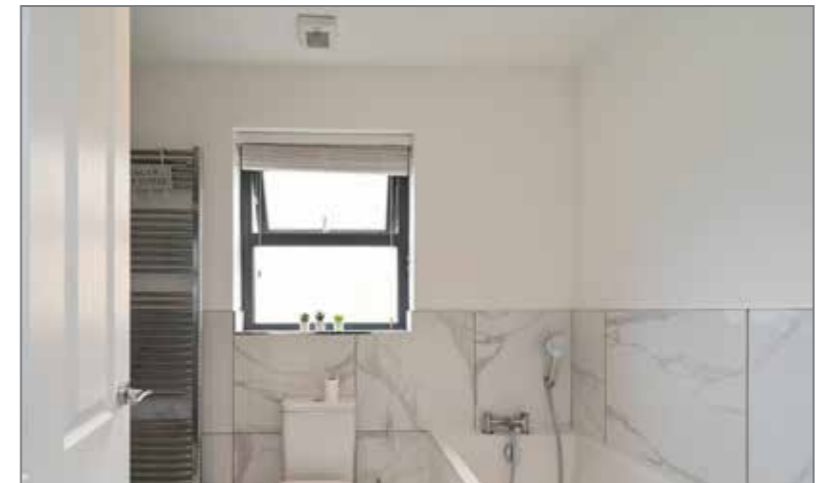
**BEDROOM (4):  
11' 0" x 7' 0" (3.35m x 2.13m)**

Outlook to side, wooden laminate effect flooring



**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, floating wash hand basin with part pedestal and part chrome mixer tap, part tiled walls, tiled floor, panelled bath with chrome mixer tap and telephone attachment, heated towel rail, corner shower unit with glass sliding door, thermostatic control valve, telephone attachment, frosted glass window



**BEDROOM (1):  
16' 4" x 10' 5" (4.98m x 3.18m)**

Laminate effect flooring, walk in wardrobe

**DRESSING:  
5'4" x 5'11 (1.60m x 1.55m)**





**ENSUITE BATHROOM:**

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and part pedestal with tile splashback, tiled floor, chrome heated towel rail, frosted glass window, low voltage recessed spotlighting, extractor fan, corner shower with glass sliding door, uPVC cladded walls, thermostatic control valve, telephone attachment



**SECOND FLOOR**

**BEDROOM (2):**

**18' 8" x 11' 1" (5.69m x 3.38m)**

Laminate effect flooring, outlook to side, access hatch to roofspace, walk in wardrobe/storage area



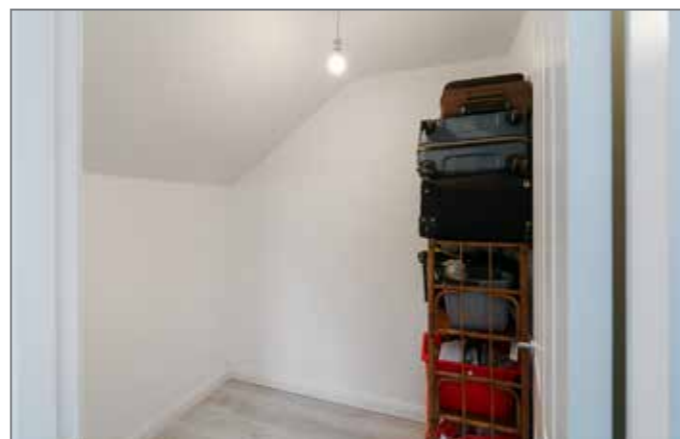
**ENSUITE BATHROOM:**

White suite comprising, low flush WC with push button, floating wash hand basin with mixer tap and part pedestal with tiled splashback, tiled floor, chrome heated towel rail, velux window, corner shower with glass sliding door, uPVC cladded walls, thermostatic control valve, telephone attachment, low voltage recessed spotlighting and extractor fan



**DRESSING:**

**5'4" x 5'11 (1.60m x 1.55m)**



**OUTSIDE**

Tarmac driveway with off street parking for 2-3 cars.

Enclosed private rear garden with southerly aspect, part laid in pebbles, part laid in lawns, patio area and outside light, access gate to side.



Floor 2

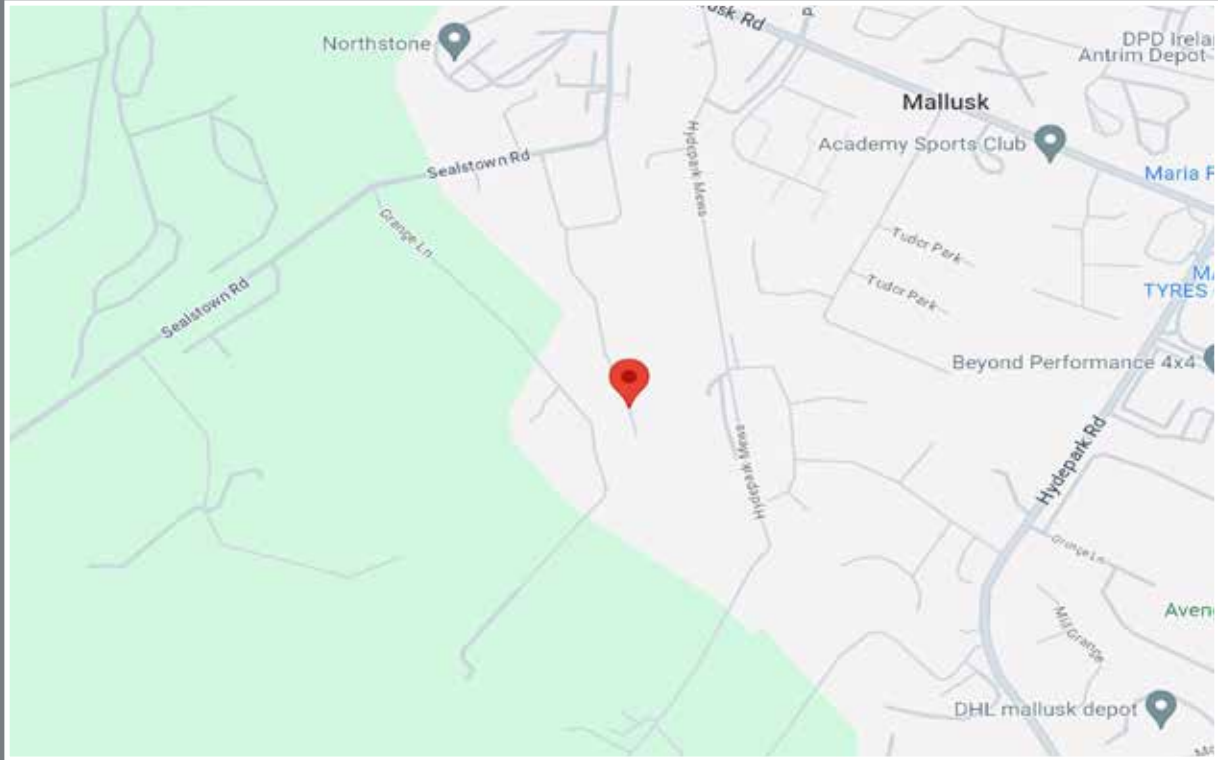


Floor 3



Floor 1

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: rmCk/D/24/SD



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