

## 8 Plantation Avenue, Newtownabbey, BT36 5NY



- Mid Townhouse
- 2 Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen
- Contemporary First Floor Bathroom
- Private Parking to Front/Enclosed Garden to Rear
- Beautifully Presented Throughout
- PVC Double Glazed Windows/Oil Fired Central Heating
- Popular Convenient Location
- Excellent First Time Buy

### PRICE Offers Over £99,950

*Ideally positioned within a popular convenient location within walking distance to shops, schools and public transport links. This beautifully presented townhouse enjoys a well planned living layout, incorporating two well proportioned bedrooms, a spacious lounge, modern shaker style kitchen and first floor bathroom suite. Externally, the property further benefits from private parking to front, and an enclosed, low maintenance garden to rear with outside taps. This is a brilliant first time buy or investment opportunity. An early viewing is highly recommended.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with decorative stained leaded glass windows into:-

ENTRANCE HALL

With Quality laminate flooring.

LOUNGE

11'5" x 12'6" (3.48m x 3.82m)

Attractive feature tiled fireplace with mahogany surround and electric fire. Quality laminate flooring.

MODERN SHAKER STYLE FITTED KITCHEN

14'9" x 6'5" (4.50m x 1.96m)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting butcher block effect work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer. Integrated oven, separate four ring electric hob with overhead extractor fan housed in a stainless steel canopy. Plumbed for washing machine. Space for free standing fridge/freezer. Complementary part wall tiling. Tiled floor. Understairs storage cupboard. PVC double glazed doors to rear decking and garden.

FIRST FLOOR

Access to roof space.

BEDROOM 1

11'6" x 10'7" (3.51m x 3.25m)

Built in walk-in wardrobe/storage cupboard.

BEDROOM 2

8'11" x 7'4" (2.72m x 2.24m)

CONTEMPORARY WHITE BATHROOM SUITE

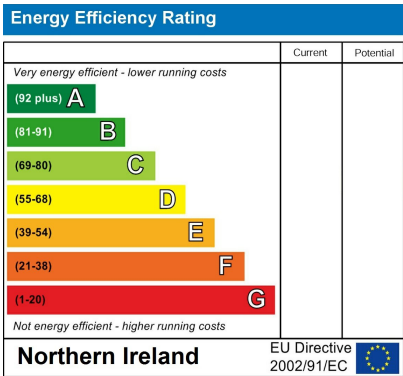
Comprising panelled bath with fixed shower screen and thermostatically controlled shower with pump over bath, pedestal wash hand basin and button flush WC. Complementary part wall tiling. PVC paneled ceiling with recessed down lighting. LVT flooring.

OUTSIDE

Private parking forecourt to front with paced walkway to front door.

Private enclosed, low maintenance, pebbled garden to rear, screened by perimeter fence. Decking area, perfect for family barbecues.

Attached fuel/ tool store. ( 7'10" x 5'10")



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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