



19 Ashley Park, Off Doagh Road, Newtownabbey, BT36 5SA

Offers Over £174,950

- Semi detached villa in quiet residential area
- Lounge with marble fireplace and open fire
- Casual dining area with french doors to rear
- Double glazing in UPVC frames
- Garden to rear with car port to side
- 3 bedrooms
- Fitted kitchen open plan to
- White bathroom suite
- Oil fired central heating
- Ideal first time buy

19 Ashley Park, Newtownabbey BT36 5SA

This attractive three-bedroom Tudor-style semi-detached villa is ideally situated in a quiet residential location, making it perfect for first-time buyers or those seeking a comfortable family home.

The property offers well-proportioned accommodation throughout, including a welcoming lounge featuring an open fire, creating a warm and inviting living space. The fitted kitchen benefits from a casual dining area and is further enhanced by French doors leading directly to the rear garden, providing excellent indoor-outdoor flow. Upstairs, there are three bedrooms along with a modern bathroom suite, finished to a good standard.

With its appealing style, popular setting, and excellent potential, this home represents an ideal first-time purchase. Early viewing is highly recommended to fully appreciate all it has to offer.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

UPVC front door, solid wooden flooring.

LOUNGE

13'11" x 11'9"

Solid wooden flooring, marble fireplace with open fire.

KITCHEN

17'1" x 9'8"

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, vegetable sink, built in stainless steel oven and hob, extractor fan, plumbed for washing machine, wall tiling, ceramic tiled floor. Open plan casual dining area, under stair storage, french doors to rear.

FIRST FLOOR

LANDING

Access to Roofspace. Hotpress with insulated copper cylinder.

BEDROOM 1

12'0" x 11'0"

or 9'7 (2.92m).

Laminate wooden floor. View towards Cave Hill.

BEDROOM 2

9'11" x 9'6"

Laminate wooden floor.

BEDROOM 3

9'3" x 6'9"

At max. Including built in robe. Laminate wooden flooring.

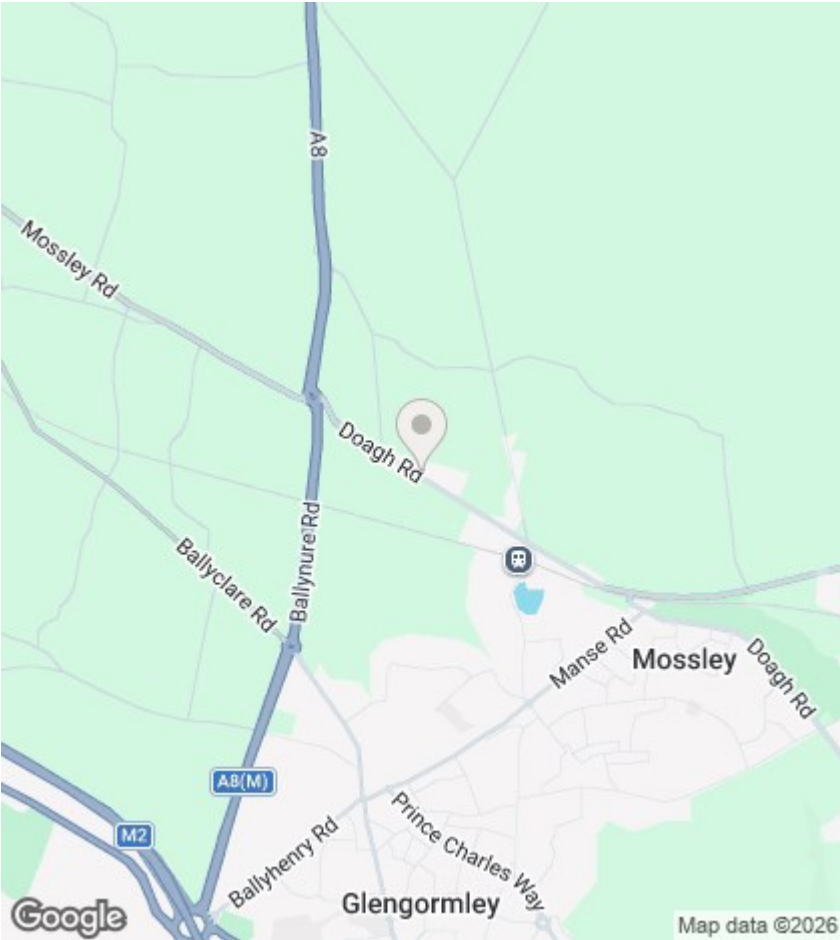
BATHROOM

White suite comprising panel bath, glazed shower screen, Redring electric shower, low flush wc, vanity unit, wall tiling, ceramic tiled floor, pvc panelled ceiling, downlighters.

OUTSIDE

Front in lawn. brick paved driveway to side with covered car port.

Paved garden to rear, pvc oil storage tank, oil fired boiler.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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 	