



## 10 Elmfield Avenue, Newtownabbey, BT36 7RS

Offers Over £259,950

- Detached bungalow on a generous mature site
- Fitted kitchen
- Utility area/ Rear hall
- Gas fired central heating
- Driveway with parking for several cars
- 3 Bedrooms/ 2 reception rooms or 4 bedrooms/ 1 reception room
- Deluxe bathroom suite with separate shower cubicle
- Double glazing in uPVC frames
- Generous site with garden to front, side and rear
- Highest presentation throughout



# 10 Elmfield Avenue, Newtownabbey BT36 7RS

Set on a generous mature site, this beautifully presented detached bungalow offers spacious and flexible accommodation ideal for modern family living. The property comprises 3 bedrooms with 2 reception rooms, or alternatively 4 bedrooms with 1 reception room to suit individual needs. A fitted kitchen, deluxe bathroom suite with separate shower cubicle, and practical utility area/rear hall add to the home's functionality and comfort. Further benefits include double glazing in uPVC frames and gas fired central heating throughout. Externally, the property enjoys gardens to the front, side and rear, creating excellent outdoor space for relaxation and entertaining. A private driveway provides parking for several cars. Finished to the highest standard throughout, this superb home is ready for immediate occupation and viewing is highly recommended.



Council Tax Band: Northern Ireland



## **Open Entrance Porch**

### **Reception Hall**

Laminate wood flooring, linen cupboard

### **Lounge**

26'2 x 12'0

Laminate wood flooring

### **Dining Room or Bedroom (4)**

13'10 x 9'11

Laminate wood flooring

### **Kitchen**

16'7 x 10'3

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, inlaid hob and oven, extractor fan, display units, laminate wood flooring

### **Utility Area/ Rear Hall**

Plumbed for washing machine, gas fired boiler

### **Bedroom (1)**

12'4 x 13'10

Laminate wood flooring

### **Bedroom (2)**

9'10 x 9'10

### **Bedroom (3)**

9'10 x 8'4

### **Bathroom**

Deluxe suite comprising panelled bath, glazed shower cubicle with thermostatic controlled shower, vanity unit sink, low flush W/C, wall panelling, ceramic tiled flooring, heated towel rail, downlighters

### **Inner Hallway**

Access to roofspace via ladder

### **Outside**

Front in paving stones

Side in lawn, plants, trees and shrubs, tarmac driveway with parking for several cars

Paved patio area

boiler house with oil fired boiler

Light and tap

Double entrance gates to driveway

### **Disclaimer/ Additional information**

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does

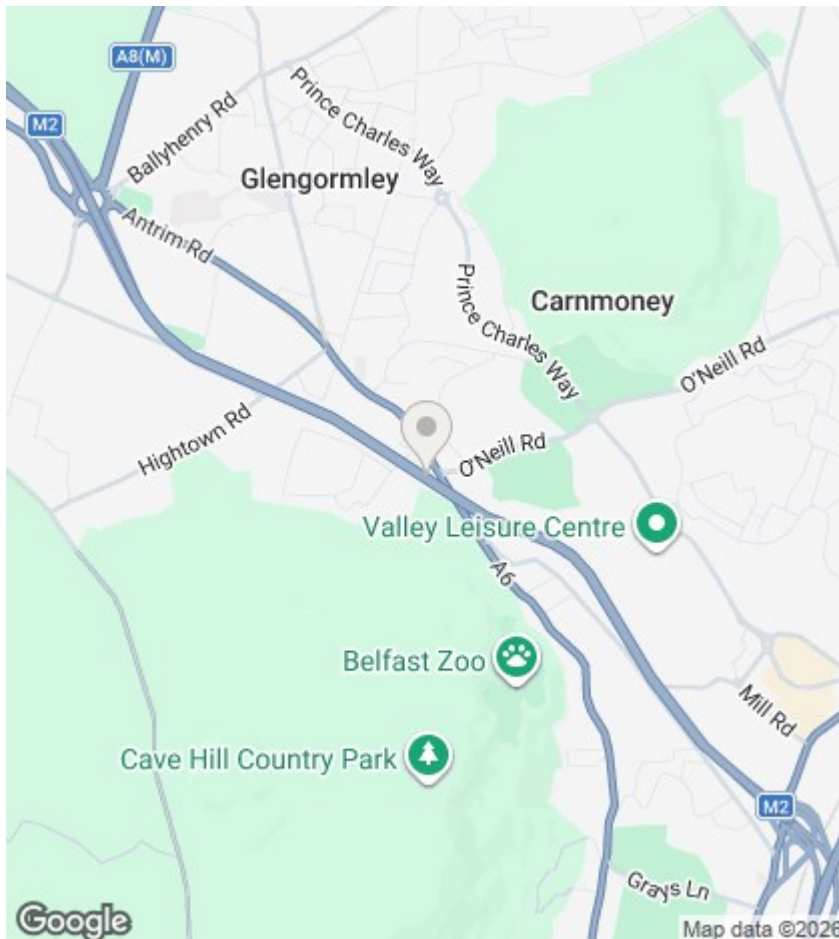
not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.





## Directions

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |

