



3 Chamberlain Mews, Newtownabbey, BT37 0DU

Offers Over £239,950

- Semi detached villa in highly regarded residential area
- Modern fitted kitchen with built in appliances
- Bathroom with modern white suite
- uPVC fascia and rainwater goods
- Car parking space
- 3 bedrooms (master with ensuite)
- Spacious lounge
- Gas fired central heating
- Double glazing in uPVC frames

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This is the most impressive semi detached villa extending to approximately 1300 square feet in a quiet and highly popular residential area. The property is meticulously presented throughout and affording bright, comfortable and spacious accommodation. This is a home in which we can recommend with the up most confidence.

3 1 2 B

Council Tax Band: Northern Ireland



Entrance Hall

Under stair storage. Ceramic tiled floor.

Cloakroom

Low flush WC. Vanity unit. Extractor fan. Ceramic tiled floor.

Lounge

14'9 x 14'5

Laminate wood flooring.

Kitchen

18'4 x 10'6

Built in units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap and vegetable sink. Inlaid hob unit and under oven. Extractor fan. Plumbed for dishwasher. Downlighters. Gas boiler. French doors.

Utility Room

Plumbed for washing machine. Ceramic tiled floor. Extractor fan.

Bedroom (1)

14'4 x 9'10

French doors. Built in robes.

Ensuite Shower Room

Controlled shower. Low flush WC. Vanity Unit. Extractor fan. Wall tiling.

Bedroom (2)

10'6 x 9'10

Laminate wood flooring. Built in robes.

Bedroom (3)

10'6 x 8'1

Laminate wood flooring. Built in robes.

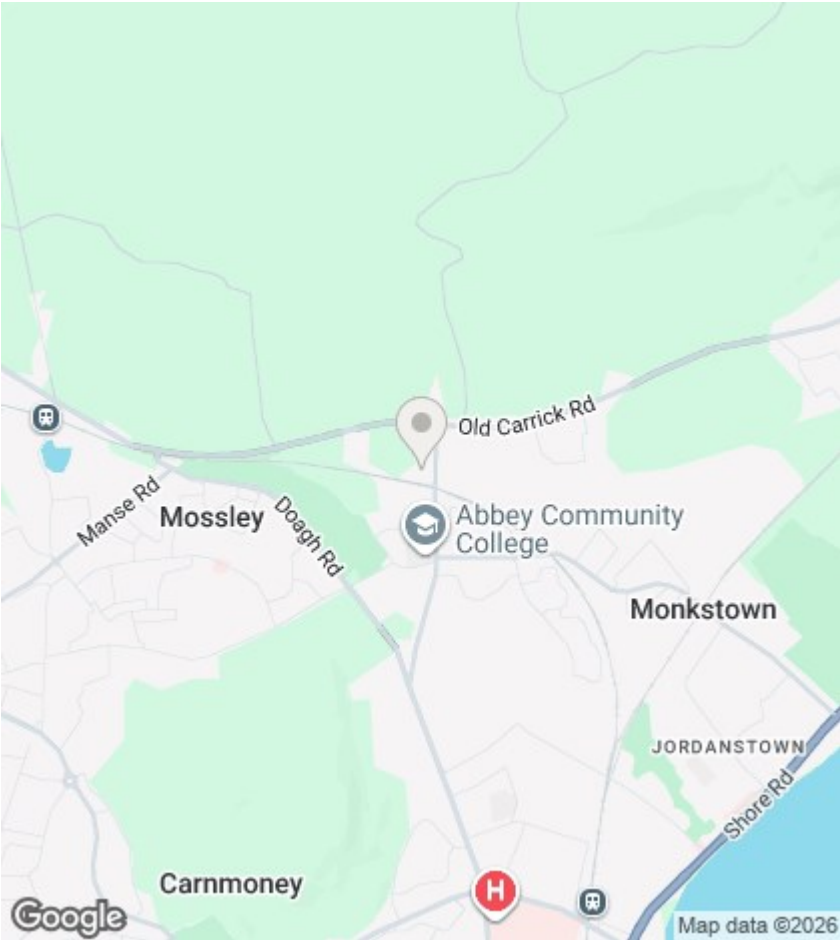
Bathroom

White suite. Oval shape bath. Low flush WC. Vanity unit. Separate shower cubicle. Extractor fan. Ceramic tiled floor.

Outside

Front garden: Car parking.

Rear garden: Laid in lawn, variety of plants trees and shrubs.



Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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