



21 Elmfield Crescent, Newtownabbey, BT36 6EB

Offers Over £159,950

- Semi detached villa in popular residential area
- Lounge with attractive fireplace and laminate wood flooring
- Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- Car parking space
- 3 Bedrooms
- Gas fired central heating
- Modern shower room
- Conveniently located

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This attractive semi-detached villa is situated in a quiet and highly sought-after residential area, offering an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently located close to schools, local shops, and public transport links, the property combines comfort with everyday practicality. Inside, the bright and welcoming lounge features attractive laminate wood flooring and a charming fireplace, creating a warm and inviting living space. The home offers three well-proportioned bedrooms and a modern shower room finished to a high standard. Additional benefits include gas-fired central heating, double glazing in uPVC frames, and low-maintenance uPVC fascia and rainwater goods, ensuring year-round comfort and efficiency. Externally, the property enjoys the convenience of a private car parking space. Well presented throughout and ready for immediate occupation, this delightful home provides an ideal blend of style, convenience, and value in a popular residential location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Lounge

15'0 x 13'0

Feature cast iron fireplace, attractive surround, laminate wood flooring

Dining Room

10'2 x 9'2

Kitchen

10'2 x 7'0

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, stainless steel extractor fan, plumbed for washing machine, laminate wood flooring

First Floor

Landing

Roofspace accessed by Slingsby type ladder with gas boiler

Bedroom (1)

15'0 x 9'8

Built in robes

Bedroom (2)

10'6 x 9'7

Laminate wood flooring

Bedroom (3)

12 x 6'6

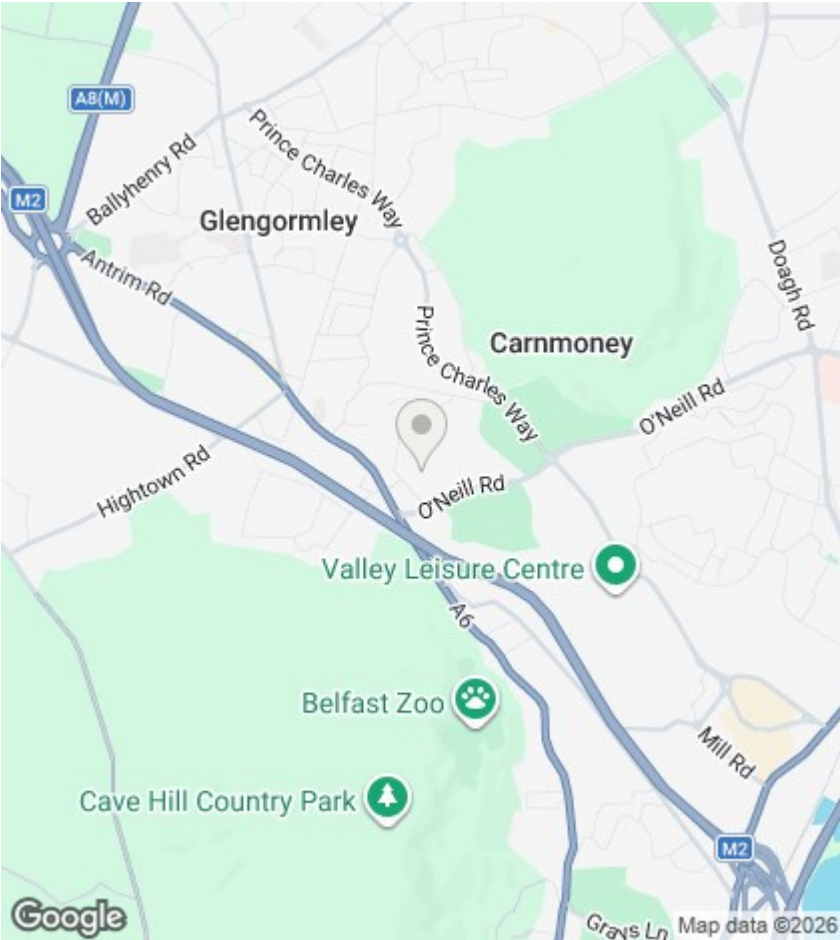
Shower Room

Low flush W/C, wall hung vanity unit, low flush W/C, shower unit with overhead rain shower, ceramic tiled flooring, PVC ceiling, downlighters, tiling

Outside

Front in stones, plants, trees and shrubs

Rear Paved, attached store with plumbing for washing machine and light and tap



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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC