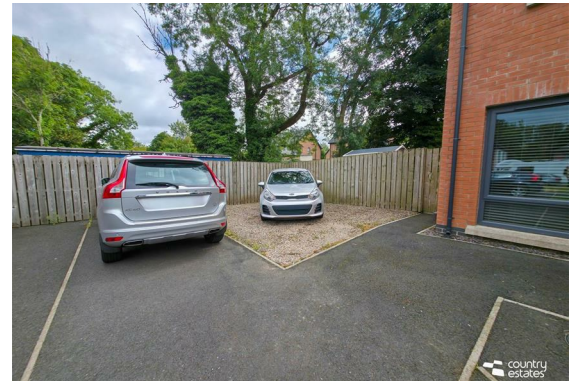


9 Cottonmount Place, Newtownabbey, BT36 4AS



- Modern Semi-Detached Home
- Two Well Proportioned Bedrooms
- Spacious Lounge with Dining Aspect
- Shaker Style Fitted Kitchen
- Modern Bathroom Suite
- Furnished Cloakroom
- Master Bedroom with Ensuite
- Generous Low Maintenance Garden to Rear and Side
- PVC Double Glazing/Gas Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £189,950

Situated within a popular established modern development just off Sealstown Road. This beautifully presented 2 bedroom semi detached home enjoys a well planned living layout with a spacious lounge, shaker style fitted kitchen, furnished cloakroom, and a master bedroom with modern ensuite shower room. This home will ideally suit the first time buyer or young family searching for a modern turn key finish at a realistic price. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Composite front door with double glazing insets into spacious well presented entrance hall with tiled flooring.

FURNISHED CLOAKROOM

Comprising wall mounted vanity with monobloc tap and a button flush WC. Tiled splashback. Recessed down lighting. Tiled floor.

SPACIOUS LOUNGE WITH DINING ASPECT 22'3" x 11'1"

Picture style window. Quality laminate flooring. PVC double glazed sliding door to rear patio.



MODERN FITTED KITCHEN 12'9" x 7'2"

(At widest points) Equipped with a range of high and low shaker style fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with single lever tap. Integrated oven, separate four ring gas hob, over head extractor fan housed in stainless steel canopy and a matching stainless steel splashback. Space for fridge freezer. Recessed down lighting. Tiled floor. Under stairs storage cupboard with plumbing for washing machine.

FIRST FLOOR

Landing with storage cupboard. Access to floored and shelved loft via Slingsby style ladder.



BEDROOM 1 11'5" x 10'9"

LUXURY ENSUITE SHOWER ROOM

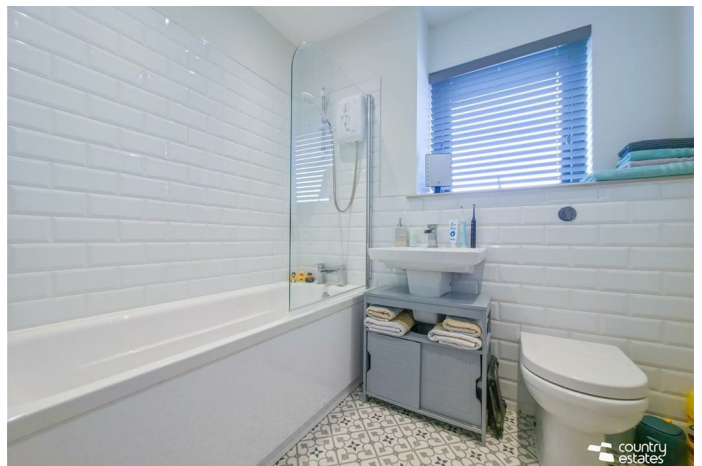
Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, semi-pedestal wash hand basin with monobloc tap, and a button flush WC. Part tiled walls. Tiled floor. Recessed down lighting. Chrome towel radiator.



BEDROOM 2 11'1" x 10'5"

MODERN BATHROOM SUITE

Comprising panel bath with fixed shower screen and electric shower unit over bath, pedestal wash hand basin and monobloc tap, and a button flush WC. Part tiled walls. Tiled floor. Chrome towel radiator. Recessed down lighting.

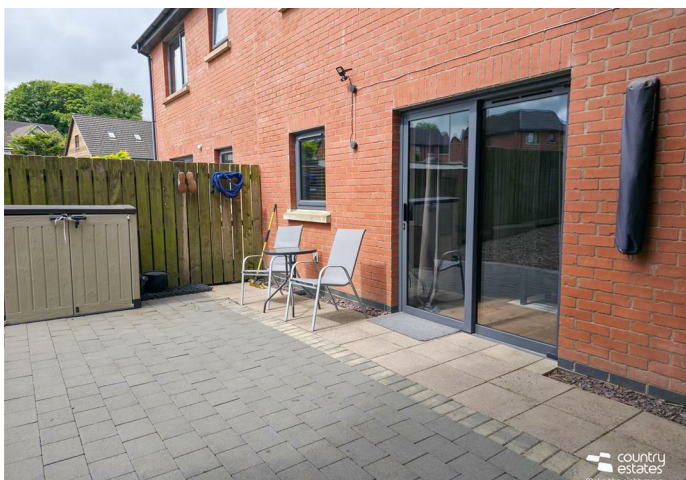


OUTSIDE

Private driveway to front for off-street parking.

Generous, fully enclosed private garden to rear and side, screened by perimeter fence. Pebbled with paved patio area and walkways.

Outside water taps. Outside lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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	

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



T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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