



54 Ashford Lodge, Newtownabbey, BT36 5XD

Offers Over £229,950

- Semi detached villa in highly popular and residential area
- Open plan lounge/dining room
- Conservatory
- Gas fired central heating/Double glazing in uPVC frames
- Detached garage
- 3 Bedrooms (main with ensuite shower room)
- Kitchen with a range of high and low level units
- Modern bathroom
- Enclosed garden to rear /Tarmacked driveway to side
- Located close to excellent schools, shops and public transport facilities

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Set within a highly popular and sought after residential area, this attractive semi detached villa offers spacious and versatile accommodation, making it an ideal family home. The property comprises three well proportioned bedrooms, with the main bedroom benefiting from a convenient ensuite shower room. The open plan lounge and dining room provides a welcoming space for both relaxing and entertaining, while the kitchen offers generous cupboard storage. A bright conservatory provides additional living space and pleasant views over the rear garden. The accommodation is further complemented by a modern bathroom, gas-fired central heating and double glazing within uPVC frames. Externally, the property benefits from an enclosed rear garden, tarmacked driveway to the side and a detached garage. Ideally located close to excellent schools, a range of local shops and convenient public transport facilities, this appealing home is sure to attract considerable interest.



Council Tax Band: Northern Ireland



Ground Floor

19'5 x 9'11

Roller door

Entrance Hall

uPVC front door, ceramic tiled flooring

Lounge/Dining room

25'10 (at max) x 11'11 (at max) or 10'6 (at min)

Engineered wooden flooring, sliding doors to conservatory

Kitchen

18'0 (largest point) x 10'10 (largest point)

Range of high and low level units, round edge worksurfaces, built in double stainless steel oven, in laid hob, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, built in dishwasher, wall tiling, built in fridge freezer, built in washing machine, breakfast bar, under stair storage

Conservatory

Downstairs W/C

Ceramic tiled flooring, low flush W/C, pedestal wash hand basin, extractor fan

First Floor

Landing

Bedroom (1)

14'8 x 12'0

Downlighters, built in wardrobe, access to roofspace

Ensuite Shower Room

Shower unit with glazed shower screen, thermostatic controlled shower, chrome heated towel rail, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, hot press with gas boiler

Bedroom (2)

12'1 x 10'10

Built in wardrobe, downlighters

Bedroom (3)

9'5 x 7'7

Bathroom

uPVC bath unit, controlled shower, glazed shower screen, low flush W/C, vanity sink unit with mixer taps, extractor fan, wall panelling, chrome heated towel rail

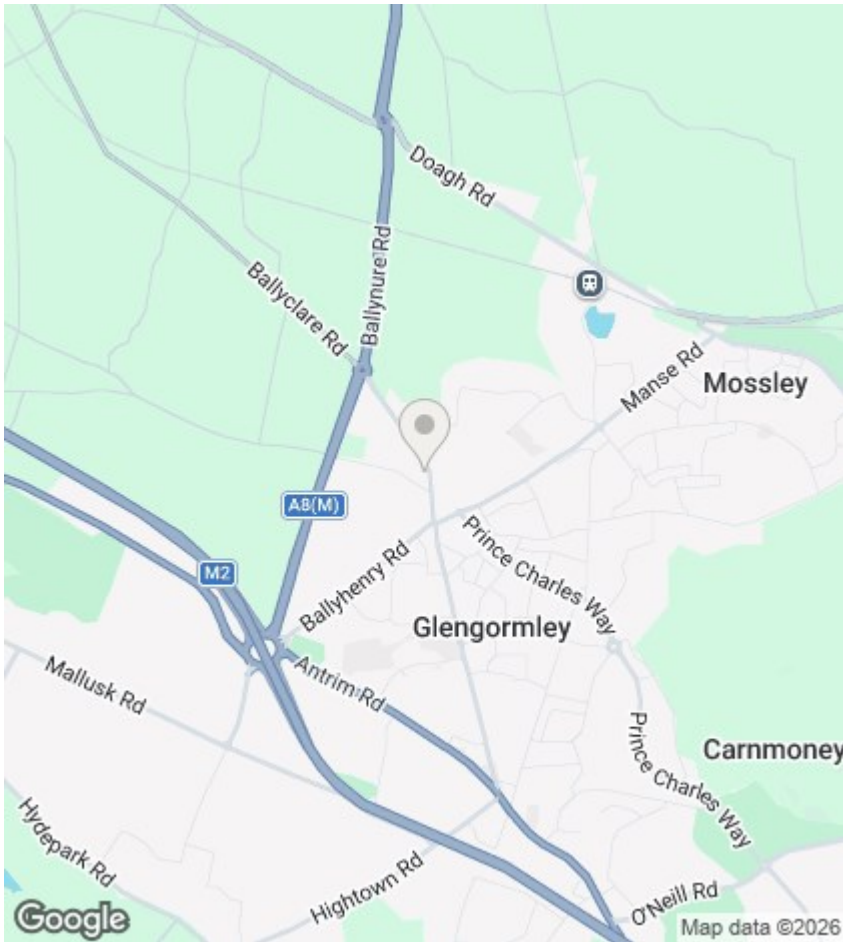
Outside

Front : In lawn, in stones, plants and shrubs

Side: Tarmacked driveway with space for multiple cars

Rear: Enclosed garden to rear, plants and shrubs

Detached Garage



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 	