



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

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

19'5 x 9'11

Roller door

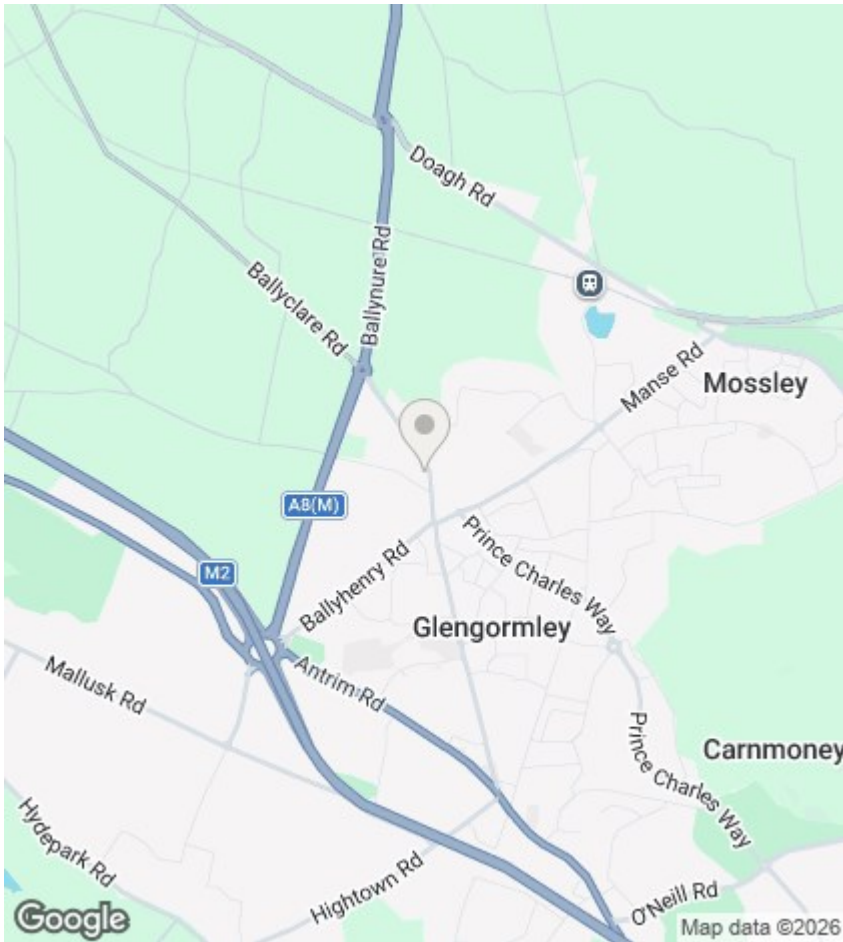
Disclaimer/ Additional Information

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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