McMillan McClure

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14 Elmfield Park, Newtownabbey, BT36 6EA

Offers Over £179,950

- Semi detached villa in highly popular residential location
- Lounge with laminate wood flooring
- Dining Room
- Double glazing in uPVC frames
- 3 Bedrooms
- Modern fitted kitchen through to:
- Modern shower room
- Detached garage (presently subdivided to provide W/C) suitable for a variety of uses

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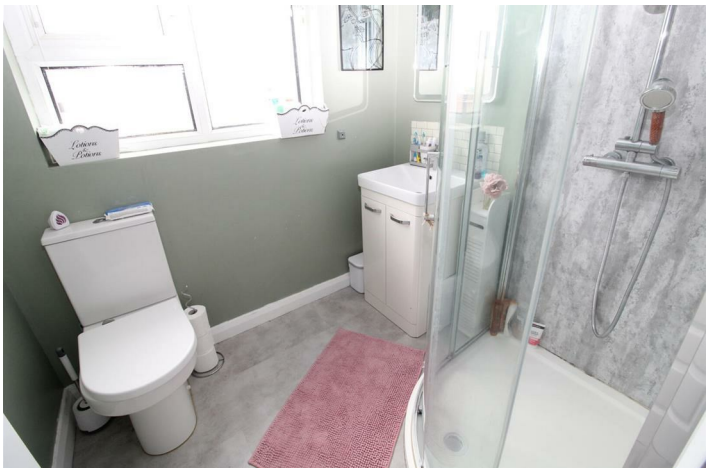
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Situated in a highly popular residential location, this attractive semi-detached villa offers well-proportioned accommodation ideal for families, couples and first-time buyers alike. The property features three bedrooms, complemented by a comfortable lounge finished with laminate wood flooring, creating a bright and welcoming living space. A modern fitted kitchen flows seamlessly through to a separate dining room, providing an excellent area for both everyday family life and entertaining. The contemporary modern shower room adds further convenience. Double glazing within uPVC frames is featured throughout. Externally, the property benefits from a detached garage, presently subdivided to provide W/C facilities, offering excellent flexibility and potential for a variety of uses. Early viewing is highly recommended to fully appreciate the accommodation and location.

3 1 2 E

Council Tax Band: Northern Ireland







Ground Floor

Entrance Hall
uPVC front door, laminate wood flooring

Lounge
15'0 x 13'1
Laminate wood flooring, understairs storage

Dining Room
10'0 x 9'7
Laminate wood flooring, downlighters

Kitchen
10'1 x 6'5
Range of high and low level high gloss units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in stainless steel oven and hob, extractor fan and canopy, plumbed for washing machine, wall tiling, laminate wood flooring, downlighters

Rear Hall
uPVC door to rear

First Floor

Landing
Access to roofspace with gas boiler

Bedroom (1)
15'0 x 9'9
Laminate wood flooring

Bedroom (2)
10'1 x 9'8
Laminate wood flooring

Bedroom (3)
11'9 x 6'6 (at max)
Including built in robe, laminate wood flooring

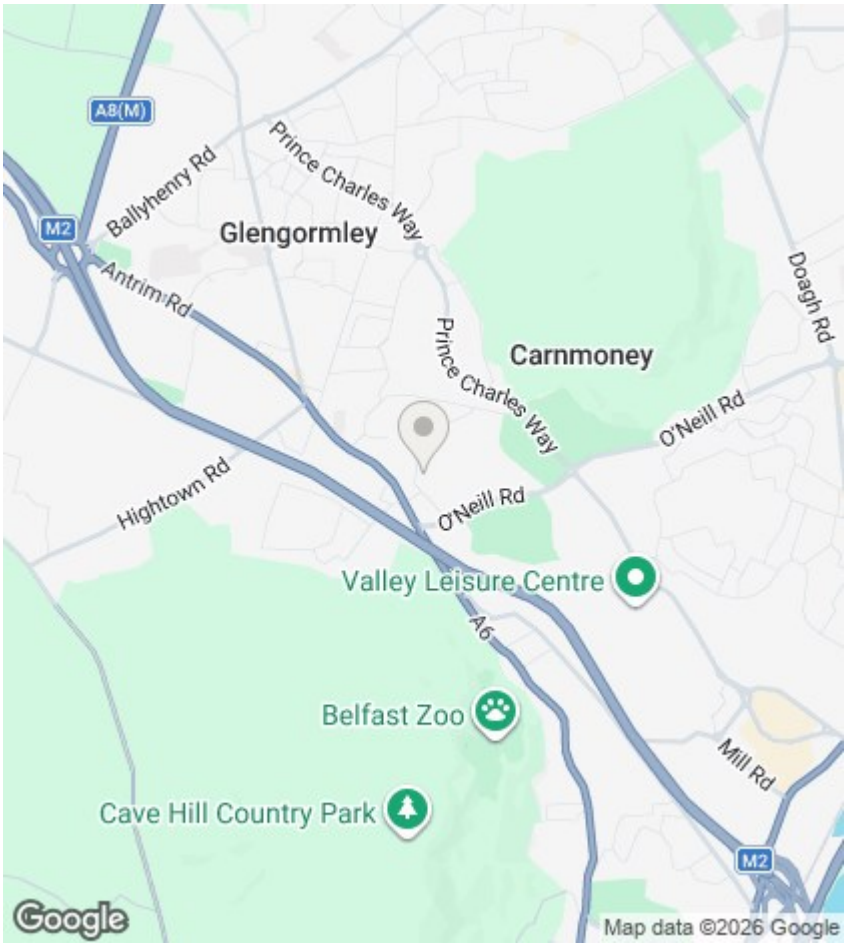
Shower Room
Glazed shower cubicle, thermostatic controlled shower, vanity unit sink, low flush W/C, PVC panelled ceiling, downlighters

Outside
Front in lawn
Driveway to side
Enclosed garden to rear, in lawn, artificial grass, external sockets

Detached Garage
18'9 x 8'10
Presently subdivided with low flush W/C, pedestal wash hand basin, laminate wood flooring, downlighters

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.



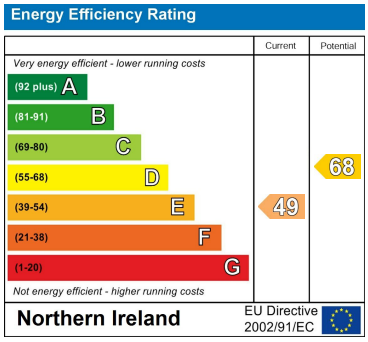
Directions

Viewings

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

EPC Rating:

E



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