



FOR SALE

3 Ashley Park

Newtownabbey, BT36 5SA

Offers over £109,950



Nest Estate Agents are delighted to present this charming and unique 2-bedroom mid-terrace property.

Well-maintained by the current owners, this home features two spacious bedrooms, a cozy lounge with a feature fireplace, and a stylish open-plan kitchen and dining area—perfect for modern living. The property also boasts a white bathroom suite, a rear yard, and a front garden, offering a blend of character and contemporary style.

Located off the Doagh Road in Newtownabbey, this property offers easy access to local amenities and convenient routes to Belfast City Centre, making it an ideal choice for those seeking both comfort and practicality.

Don't miss the chance to make this quirky, modern home yours!

Contact Nest on 02893 438090 to arrange a viewing.

#### ENTRANCE

Composite front door with glazed inset. Tiled floor.

#### LOUNGE 12'0" x 10'9" (3.67 x 3.28)

Feature open fire with tiled hearth and contrasting inset. Wood surround mantle. Laminate wood effect flooring.

#### DINING ROOM 7'9" x 14'1" (2.38 x 4.30 )

Laminate wood effect flooring. Sliding door leading to utility area.

#### FITTED KITCHEN 7'6" x 6'3" (2.29 x 1.91)

Range of high and low level units with solid wood worktops. Stainless steel sink unit with drainer and mixer taps. Stainless steel extractor fan. Space for oven/hob. Integrated wine rack. Space for fridge freezer. Tiled splashback. Recessed spotlights. Laminate wood effect flooring. Access to storage.

#### UTILITY/ STORE 7'6" x 5'8" (2.29 x 1.73)

Tiled floor. Access to rear garden. Plumbed for washing machine.

#### FIRST FLOOR

Laminate wood effect flooring.

#### BEDROOM 1 11'10" x 14'1" (3.63 x 4.31)

Laminate wood effect flooring. Built in sliderobes.

#### BEDROOM 2 7'11" x 7'8" (2.43 x 2.36)

Laminate wood effect flooring. Access to roofspace.

#### BATHROOM

White suite comprising paneled bath with over head shower. Low flush W/C. Pedestal wash hand basin. Tiled splashback. Vinyl effect flooring. Access to storage.

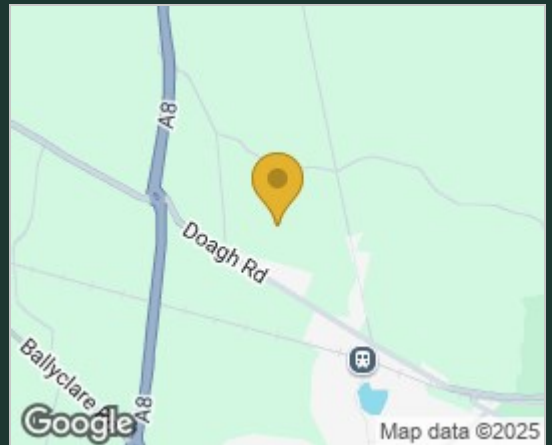
#### OUTSIDE

Paved rear yard with boiler house. Outside light

Front enclosed paved and stoned garden. Outside light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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