

3 Northview Lane , Newtownabbey, BT36 7FT

Offers Over £259,950

Stunning Recently Constructed Luxury Semi Detached Villa Set Within This Much Admired Development.

A stunning modern built semi detached villa located in this most desirable new development off the Antrim Road and just a short commute to the City Centre. This beautiful home offers 4 well proportioned bedrooms, including an en-suite shower room and a modern family bathroom, providing ample space and modern luxury for a growing family. The luxury kitchen is well equipped with built-in appliances including integrated oven, hob, dishwasher, washer/dryer, fridge/freezer microwave and tall larder storage with open plan dining area leading to the spacious lounge with wood burning stove and patio doors to the private gardens. The property benefits from gas central heating, uPvc double glazed windows, low outgoings and maintenance free living for many years to come. The downstairs wc and excellent storage options adds practicality to the exceptional finish. The prime site offers a delightful outside space for the family to enjoy with superb lough views from the first floor and ample off street parking. Superbly presented to the highest standard don't miss out on this fantastic opportunity to live in a stunning modern build home in a most desirable Antrim Road location - Early Viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

3 Northview Lane , Newtownabbey, BT36 7FT



- Stunning Luxury New Build Semi Detached Villa
- Open Plan Luxury Kitchen With Dining
- Upvc Double Glazed Windows
- Prime Site With Delightful Aspect
- 4 Bedrooms
- Ensuite Shower Room
- Gas Central Heating
- Spacious Lounge
- Downstairs Furnished Cloakroom
- Private Landscaped Gardens

Entrance Hall

Composite entrance door, exterior light, ceramic tiled floor, understairs storage x 2, panelled radiator.

Furnished Cloaks in white suite comprising pedestal wash hand basin, low flush wc, panelled radiator, partially tiled walls, ceramic tiled floor.

Kitchen

32'11" x 12'2" (10.05 x 3.71)
Belfast sink unit, extensive range of high and low level units, solid woodblock worktops, built-in under oven and ceramic hob, dishwasher, washer/dryer, fridge/freezer, microwave, tall larder storage, stainless steel extractor fan, splashback, concealed gas boiler, recessed lighting, ceramic tiled floor.

Dining Area : Ceramic tiled floor, feature radiator.

Lounge

20'2" x 11'8" (6.16 x 3.57)
Wood burning stove, wood laminate floor, recessed lighting, pvc patio doors, double panelled radiator.

First Floor

Landing, access to roofspace, built-in storage, panelled radiator.

Master Bedroom

12'0" x 12'0" at widest (3.67 x 3.66 at widest)
Pvc sliding doors, juliet style balcony, recessed lighting, double panelled radiator.

Ensuite Shower Room

White suite comprising shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, extractor fan, partially tiled walls, ceramic tiled floor, feature radiator.

Bedroom

12'11" x 8'2" (3.95 x 2.51)
Panelled radiator.

Bedroom

10'9" x 7'8" (3.28 x 2.36)
Double panelled radiator.

Bedroom

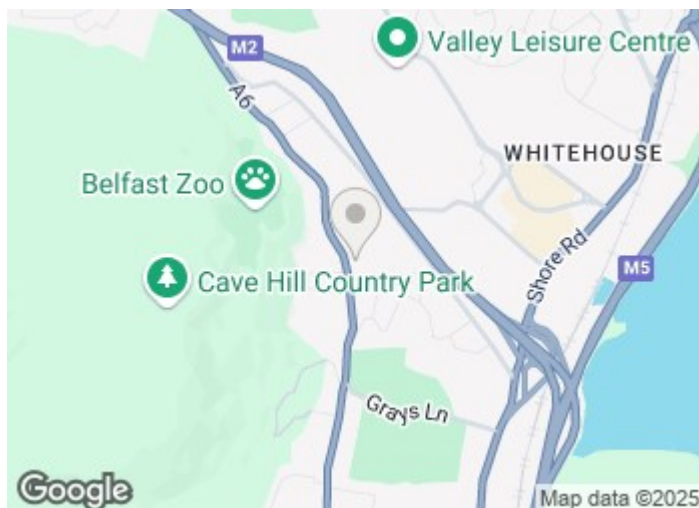
12'2" x 8'7" (3.72 x 2.62)
Panelled radiator.

Bathroom

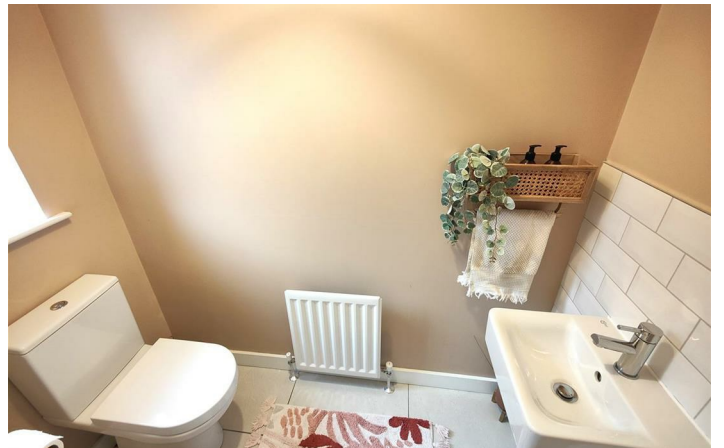
Luxury 4 piece white suite comprising centre tap bath, telephone handset shower, shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, partly tiled walls, recessed lighting, feature radiator.

Outside

Front in lawn and paved paths. Enclosed landscaped rear garden in patio, lawn and vertical panel fencing, external electrical points, tarmac driveway parking.

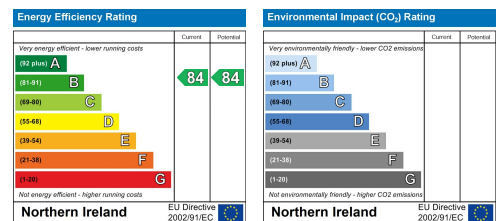


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark