

16 Mossbank, Newtownabbey, BT36 5ND



- Spacious End Town House
- Three Well Proportioned Bedrooms
- Large Lounge with Dining Space
- Modern Fitted Shaker Style Kitchen
- Superb Bathroom Suite
- Ground Floor Furnished Cloakroom
- Private Enclosed Garden to Rear
- Private Driveway to Rear for Off-street Park
- PVC Double Glazed/Oil fired Central Heating
- Popular Convenient Location

PRICE Offers Over £109,950

Well presented throughout, this spacious End-Townhouse occupies a mature site, just off the Manse Road. Enjoying a well planned living layout to include a large lounge, modern fitted kitchen, ground floor furnished cloakroom, three well proportioned bedrooms and a white bathroom suite. Ideally suited to the first time buyer. An early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into front entrance porch with tiled floor. Open into entrance hall with quality laminate flooring. Under stairs storage. Storage cupboard.

LOUNGE/DINING

20'11" x 10'2" (6.4 x 3.1)

Attractive feature fireplace with decorative wooden mantle and tiled hearth. PVC double glazed French doors to rear patio.

MODERN FITTED KITCHEN

12'1" x 10'2" at max (3.68m x 3.10m at max)

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. Equipped with an integrated oven and separate four ring electric hob. Over head extractor fan housed in pull out canopy. Plumbed for washing machine. Space for free standing under counter fridge and freezer. Tiled floor.

FURNISHED CLOAKROOM

Comprising vanity unit with tiled splashback, low flush WC. Tiled floor.

FIRST FLOOR

Access to roof space. Shelved hot press cupboard.

BEDROOM 1

11'5" x 10'2" (3.5 x 3.1)

Built in wardrobe.

BEDROOM 2

10'2" x 9'10" (3.1 x 3.0)

Presently used as home office.

BEDROOM 3

8'10" x 7'2" (2.7 x 2.2)

Quality laminate floor. PVC panelled shower cubicle with electric shower unit.

SUPERB BATHROOM SUITE

Comprising panel bath with hand shower attachment, vanity unit with top mounted wash hand basin, and a button flush WC. Part tiled walls. Tiled floor. Recessed downlighting.

OUTSIDE

Large garden to front laid in lawn, screened by hedgerow and fence. Paved walkways.

Private enclosed hard landscaped garden to rear for easy maintenance. Screened by perimeter fence and hedgerow. Private driveway accessed via twin gate for off-street parking.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

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	



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