

4 Foxton Green, Newtownabbey, BT36 5FL



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- One Reception
- Open Plan Kitchen/Dining Aspect with Separate Utility Store
- Modern Fitted Kitchen with a Range of Integrated Appliances
- Contemporary White Bathroom Suite
- Master Bedroom with Ensuite Shower Room
- Ground Floor Furnished Cloakroom
- Gas Fired Central Heating/PVC Double Glazed
- Highly Sought After Residential Location

PRICE Offers Over £219,950

Situated within a popular established modern development just off the Ballycraigy Road. This immaculately presented 3 bedroom semi-detached home enjoys a well planned living layout incorporating 3 bedrooms, open plan kitchen with dining area and separate utility store, spacious lounge and master bedroom with built in double sliderobe and modern en suite shower room. With a high level of interest anticipated an early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

Composite front door into spacious well presented entrance hall with tiled floor.

SPACIOUS LOUNGE

16'0" x 11'9" at max (4.9 x 3.6 at max)

Quality laminate flooring.

MODERN FITTED KITCHEN WITH DINING ASPECT

15'8" x 11'5" (4.8 x 3.5)

Equipped with a comprehensive range of high and low level fitted units in a gloss white finish with contrasting work surfaces and upstands, One and a half bow single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include 5 ring gas hob with over head extractor fan housed in stainless steel canopy, twin eye-level ovens, dishwasher and fridge freezer. Breakfast bar style return for casual dining. Part tiled walls in metro brick style. Tiled flooring. Recessed down lighting. PVC double glazed French doors to rear garden.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

FIRST FLOOR

Access to roof space.

BEDROOM 1

13'5" x 11'5" (4.1 x 3.5)

Built in 2 bay slide robes.

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, wall mounted vanity unit with monobloc tap and a button flush WC. Feature tiled accent. Tiled floor.

BEDROOM 2

11'1" x 8'2" (3.4 x 2.5)

Built in 2 bay mirrored slide robes.

BEDROOM 3

10'2" x 7'2" (3.1 x 2.2)

Presently used as home office.

CONTEMPORARY WHITE BATHROOM SUITE

Comprising double ended panel bath with fixed shower screen and shower over, semi pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor.

OUTSIDE

Neat well maintained garden to front laid in lawn. Driveway to side for off-street parking.

Private enclosed garden to rear and side, laid in lawn with paved walkways. Screened by perimeter fence.

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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