



34 Cottonmount Drive, Newtownabbey, BT36 4AR

- Modern, Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private, Fully Enclosed, Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Deluxe Bathroom; Furnished Cloakroom
- Private Driveway
- Immaculately Presented Throughout

Offers Over £209,950

EPC Rating C



34 Cottonmount Drive, Newtownabbey, BT36 4AR



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite, double glazed front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

#### LOUNGE 17'5" x 10'0"

Panelled feature wall. Picture window to front elevation. Herringbone style wood laminate floor covering.





## KITCHEN THROUGH DINING ROOM 18'8" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Upstands to walls to match work surface. Gas fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed French doors leading to rear garden.

## FIRST FLOOR

### LANDING

Access to store and partially floored roof space via slingsby style ladder.

### PRINCIPAL BEDROOM 12'9" x 10'9"

#### EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Chrome towel radiator. Tiled floor.

### BEDROOM 2 11'9" x 9'5" (plus recess)

### BEDROOM 3 10'2" x 8'9" (wps)

#### DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal was hand basin and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

### EXTERNAL

Front garden finished in lawn.

Private driveway finished in tarmac.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and tarmacked service area.

Open aspect to rear.

Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems





in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three bedroom, semi detached home situated within the recently constructed and highly sought after Cottonmount development, Sealstown Road, Mallusk, Newtownabbey.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, modern fitted kitchen, three well-proportioned bedrooms, to include principal en suite, and separate, deluxe family bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway and private, fully enclosed rear garden.**

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>76</b>	<b>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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