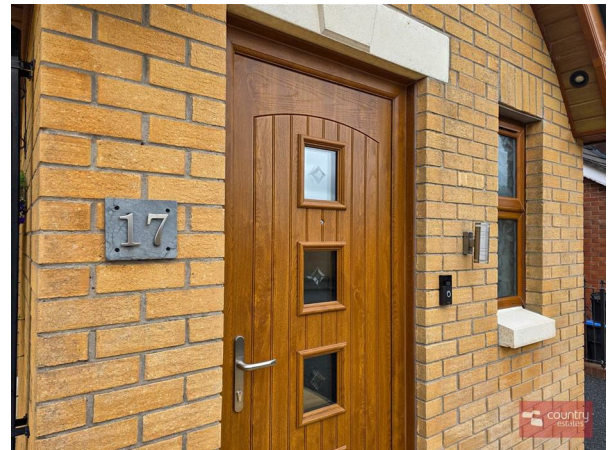


17 Aylesbury Road, Newtownabbey, BT36 7YP



- Semi-Detached Home
- Three Bedrooms
- Spacious Open Plan Living and Dining Area
- Contemporary Fitted Gloss Kitchen
- Four Piece Family Bathroom Suite
- Master with Ensuite Shower Room
- Ground Floor Furnished Cloakroom
- Private Enclosed Gardens to Front and Rear with Driveway to Side
- PVC Double Glazed/Gas Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £224,950

This beautifully maintained semi-detached villa is situated in the highly desirable Aylesbury development in Newtownabbey. The property briefly comprises an entrance porch and hall, a furnished cloakroom, an open plan kitchen and living area and a contemporary gloss fitted kitchen. On the first floor there are three spacious bedrooms, with a master ensuite shower room and a four piece family bathroom suite. Externally the property further benefits from a spacious private driveway and an easy-to-care-for paved garden to front and a private enclosed lawn to rear. An early viewing is highly 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

Double Glazed hard wood front door into well presented front porch with Tiled flooring.

FURNISHED CLOAKROOM

Comprising corner vanity unit with top mounted wash hand basin and monobloc tap, button flush WC. Tiled floor. Recessed down lighting.

HARDWOOD DOOR INTO:

Spacious well presented entrance hall with quality hard wood flooring. Under stairs storage cupboard.

OPEN PLAN LOUNGE AND DINING AREA

24'11" x 14'5" at max (7.6 x 4.4 at max)

Attractive feature wall mounted fire. Quality hard wood flooring. Dual window aspect.

CONTEMPORARY FITTED KITCHEN

10'5" x 10'5" (3.2 x 3.2)

Equipped with a comprehensive range of high and low level fitted units in gloss white finish with contrasting granite work surfaces. Single drainer undermounted sink unit with swan neck mixer tap. Boating a range of integrated appliances to include oven, separate five ring electric hob with overhead angled extractor fan with glass hood, eye level microwave and dishwasher. Plumbed for washing machine. Space for free standing fridge freezer. Recessed down lighting. Tiled floor. Double glazed door to side.

FIRST FLOOR

Access to roof space.

BEDROOM 1

17'0" x 10'2" (5.2 x 3.1)

Fitted three bay mirrored slide robes. Quality hard wood flooring.

DELUXE ENSUITE SHOWER ROOM

Comprising tiled quarter rounded shower cubicle with thermostatically controlled shower and hand shower attachment, semi-pedestal wash hand basin with monobloc tap and tiled splash back, and a button flush WC. Recessed down lighting. Tiled floor.

BEDROOM 2

10'9" x 7'10" (3.3 x 2.4)

BEDROOM 3

10'9" x 7'2" (3.3 x 2.2)

Velux window. Built in wardrobe.

MODERN FAMILY BATHROOM SUITE

Four piece suite comprising panelled corner bath, quarter rounded shower shower cubicle with thermostatically controlled shower, wall mounted vanity unit with monobloc tap and a button flush WC. PVC panelled walls.

OUTSIDE

Well maintained paved garden to front.

Private driveway to side with ample space for a variety of vehicles. Accessed via twin gate.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved patio area and walkway.

Garden shed for storage.

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



Energy Efficiency Rating		Current	Maximum
Most energy efficient - lower running costs			
100-120 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
1-15 kWh/m ² /year	G		
Most energy efficient - higher running costs			
Northern Ireland			EU Directive 2002/91/EC

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