



12 Mill Church Manor, Newtownabbey, BT36 6HB

Offers Over £209,950

- Spacious end townhouse (Approximately 1500 Sq ft)
- Spacious lounge with open fire and double doors to:
 - Open plan casual dining area with French doors to rear
 - Deluxe bathroom suite
 - Enclosed garden to rear
- 3 Bedrooms (master with ensuite shower room)
- Contemporary fitted kitchen with granite worksurfaces and integrated appliances
- Utility room
- Double glazing in uPVC frames/ Gas fired central heating
- Two designated car parking spaces

12 Mill Church Manor, Newtownabbey BT36 6HB

This bright and spacious end townhouse offers modern living in a highly sought-after location. Immaculately presented throughout, the property boasts three well-proportioned bedrooms, including a master with ensuite, ideal for comfortable family living or professional couples.

The heart of the home is a sleek, contemporary kitchen, complemented by a separate utility room for added convenience. Light-filled living spaces flow seamlessly, enhancing the sense of space and style.

Externally, the property benefits from two designated car parking spaces and well-maintained surroundings. A viewing is highly recommended to fully appreciate the quality, space, and setting this impressive home has to offer.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, laminate wood flooring

LOUNGE

16'11" x 15'6"

Laminate wood flooring, feature cast iron fireplace, open fire, double doors to:

KITCHEN

16'5" x 12'2"

Range of high and low level units, contemporary units, granite worksurfaces, sink unit, vegetable sink with mixer taps, integrated fridge freezer, built in oven and hob unit, extractor fan, integrated dishwasher, floating shelves, ceramic tiled flooring, casual dining area with French doors to rear

UTILITY ROOM

12'2" x 5'7"

Range of high and low level units, contemporary units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled flooring, downlighters, Worcester gas fired boiler, pressured water cylinder

FIRST FLOOR

LANDING

Access to roofspace, shelved linen cupboard

BEDROOM (1)

12'4" x 11'9"

ENSUITE SHOWER ROOM

Glazed shower cubicle with folding doors, feature rainfall shower and separate handheld shower, vanity unit sink, low flush W/C, polished porcelain wall and floor tiling, chrome heated towel rail

BEDROOM (2)

17'5" x 11'9"

BEDROOM (3)

9'1" x 6'10"

Plus recess

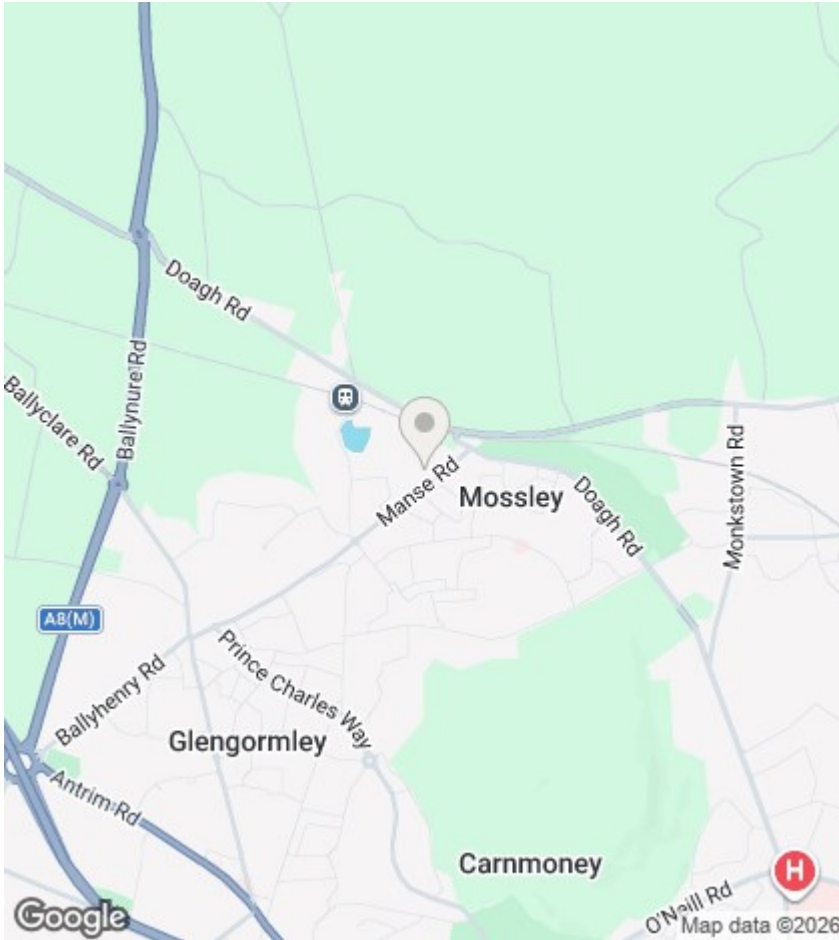
BATHROOM

Deluxe white suite comprising panelled bath, glazed shower screen, feature rainfall shower and separate thermostatic controlled shower, vanity unit sink, low flush W/C, chrome heated towel rail, polished porcelain, tiled walls, floating shaver point, recessed downlighters, extractor fan

OUTSIDE

Front: two designated car parking spaces

Rear: enclosed garden to rear in raised decked patio area and stones, outside light and tap



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

