

## 31 Elmfield Road, Newtownabbey, BT36 6DN



- Semi Detached
- 3 Bedrooms
- 2 Receptions
- Popular Convenient Residential Location
- Prime Extensive Corner Site
- Detached Double Garage
- Deluxe Gloss Fitted Kitchen
- Modern Bathroom Suite
- PVC Double Glazing / Gas Fired Central Heating
- Ground Floor Furnished Cloakroom

### PRICE Offers Over £164,950

*Positioned within a highly popular residential location close to schools, shops and public transport. This well maintained 3 bedroom semi detached boasts 2 receptions, modern gloss fitted kitchen with integrated appliances, modern white bathroom suite and ground floor furnished cloakroom. Externally the property occupies an extensive prime corner site with private parking area suitable for a number of vehicles, detached garage and secure courtyard. This property will suit first time buyers searching for a home with a high specification at a realistic price. An early viewing is 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

Wood effect PVC double glazed front door with leaded glass inset and side screen into:

### WELL PRESENTED ENTRANCE HALL

Under stair storage cupboard. Quality oak effect laminate flooring. Extending into:

### LOUNGE 14'8" X 12'7"

Attractive period style fireplace with ornate tile inset and tiled hearth. Painted wooden surround

### DINING 10'6" x 9'6"

Quality oak effect laminate flooring. Open plan into:

### MODERN KITCHEN 9'9" x 6'6"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces. Single drainer stainless steel sink units with swan neck mixer tap. Integrated oven with 4 ring hob and over head extractor fan housed in stainless steel canopy. Integrated fridge / freezer and dish washer. Part tiled walls in metro brick.

### FURNISHED CLOAKROOM

Comprising low flush w.c, wash hand basin. Tiled floor

### FIRST FLOOR

### BEDROOM 1 14'9" x 9'6"

Dual window aspect

### BEDROOM 2 10'3" x 9'6"

### BEDROOM 3 12'6" x 6'6"

At max. Presently used as study. Built in wardrobe

### MODERN BATHROOM SUITE

Comprising panelled bath with fixer shower attachment and glass screen. Button flush w.c, pedestal wash hand basin. Tiled floor and part tiled walls

### OUTSIDE

Neat well maintained garden to front in lawn.

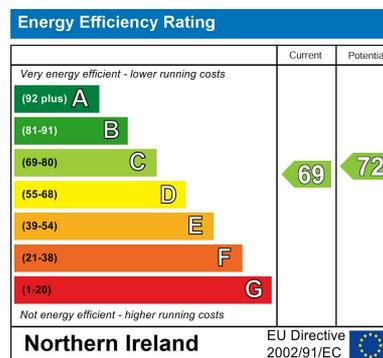
Private driveway to front allowing through access to rear parking area and secondary driveway

Private enclosed garden to side screened by mature hedgerow.

Driveway to rear with parking forecourt

Private enclosed courtyard to rear in quarry tiles.

Detached double garage (19'6" x 16'6") at max. Twin up and over doors, power and light, plumbed for washing machine.



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



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