

125 Alderley Place, Newtownabbey, BT36 7SJ



PRICE Offers Over £169,950



Presented beautifully throughout, this deceptive end townhouse is ideally located within the highly popular, Alderley development, just off Mallusk Road. Within walking distances to shops and public transport and 15-minute drive to Belfast City Centre. This home offers Three well proportioned bedrooms, a spacious lounge, contemporary fitted kitchen and dining aspect, modern family bathroom suite and a ground floor furnished cloakroom. Externally the property further benefits from a driveway to front for off-street parking and a private enclosed, low maintenance garden to rear. Ideally suited to the purchaser searching for turn key style finish at a realistic price. 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

125 Alderley Place, Newtownabbey, BT36 7SJ

- **Immaculately Presented End Townhouse**
 - **Three Well Proportioned Bedrooms**
 - **One Reception**
- **Contemporary Fitted Kitchen with Dining Aspect**
 - **Modern Family Bathroom Suite**
 - **Ground Floor Furnished Cloakroom**
- **Driveway to Front for Offstreet Parking**
 - **Private Enclosed Garden to Rear**
- **PVC Double Glazed/Gas Fired Central Heating**
 - **Highly Popular Convenient Location**

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset into entrance porch with tiled floor. Glazed hard wood door into:

LOUNGE

14'5" x 13'5" (4.4 x 4.1)

Ceramic tiled floor. Dual window aspect. Recessed down lighting. Under stairs storage cupboard.



FURNISHED CLOAKROOM

Comprising vanity wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor. Anthracite vertical radiator. Recessed down lighting.



CONTEMPORARY FITTED KITCHEN WITH DINING ASPECT

11'1" x 9'6" (3.4 x 2.9)

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, eye level microwave, four ring gas hob with overhead extractor fan, fridge/freezer, washing machine and dishwasher. Ceramic tiled floor. Recessed down lighting. PVC double glazed door to rear patio.



FIRST FLOOR

BEDROOM 1

12'9" x 9'10" (3.9 x 3.0)

Dual window aspect.



BEDROOM 3

9'10" x 7'10" (3.0 x 2.4)

Quality laminate flooring.

MODERN FAMILY BATHROOM SUITE

Comprising "P-shaped" panel bath with fixed shower screen and thermostatically controlled drench style shower with hand shower attachment over bath. Semi pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. PVC panelled walls and ceiling. Recessed down lighting.



SECOND FLOOR

BEDROOM 2

15'1" x 14'5" (4.6 x 4.4)

Built in storage to eaves. Four Velux windows allowing for natural light.



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		
44-54 E		
35-43 F		
2-34 G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



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