

## 8 Foxton Park, Newtownabbey, BT36 5QG



- Spacious Semi Detached Home
- Three Well Proportioned Bedrooms
- One Reception
- Modern Fitted Kitchen with Dining Aspect
- Luxury Family Bathroom Suite
- Furnished Cloakroom/Master Ensuite Shower Room
- PVC Double Glazed Windows/Gas Fired Central Heating
- Large Private Enclosed Garden to Rear
- Private Driveway to Side
- Highly Popular Modern Development

### PRICE Offers Over £229,950

*Situated within a popular established modern development just off the Ballycraigy Road. This beautifully presented 3 bedroom semi detached home enjoys a well planned living layout incorporating 3 well proportioned bedrooms, open plan kitchen with dining area and separate utility store, spacious lounge and master bedroom with bespoke fitted wardrobes and modern en suite shower room. Externally, the property further benefits from private driveway and enclosed rear garden. With a high level of interest anticipated an early viewing is 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

Composite front door with top light into spacious well presented entrance hall with ceramic tiled floor.

### SPACIOUS LOUNGE

15'5" x 11'5" (4.7 x 3.5)

Feature bay window. Bespoke fitted units for storage.

### FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and tiled splash back, and a button flush WC. Tiled floor.

### LUXURY FITTED KITCHEN WITH DINING ASPECT

16'0" x 11'1" (4.9 x 3.4)

Equipped with a comprehensive range of high and low level shaker style fitted with contrasting work surfaces and upstands. Single drainer ceramic sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, separate electric hob, over head extractor fan housed in canopy, dishwasher and fridge freezer. Recessed down lighting. Tiled flooring. PVC Double glazed French doors to rear garden.

### STORAGE/UTILITY CUPBOARD

Fitted units for storage. Plumbed for washing machine.

### FIRST FLOOR

Spacious landing with large storage cupboards. Access to roof space.

### BEDROOM 1

13'5" x 11'5" at max (4.1 x 3.5 at max)

Bespoke fitted wardrobes.

### DELUXE ENSUITE SHOWER ROOM

Comprising PVC panelled shower cubicle with thermostatically controlled shower, Semi-pedestal wash hand basin with monobloc tap and tiled splash back and a button flush WC. Chrome towel radiator. Recessed down lighting.

### BEDROOM 2

10'2" x 8'2" (3.1 x 2.5)

### BEDROOM 3

11'5" x 7'6" (3.5 x 2.3)

### MODERN BATHROOM SUITE

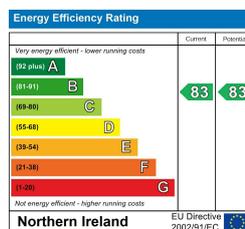
Comprising double ended panel bath tub with glazed shower screen and shower over bath, semi-pedestal wash hand basin and a button flush WC. Part tiled walls. Recessed down lighting.

### OUTSIDE

Neat garden to front laid in lawn with block paved walk ways. Private driveway to side for off-street parking.

Private enclosed large garden to rear, screened by perimeter fence with block paved walk ways and patio area. Outside tap.

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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.