

28 Ashbourne, Newtownabbey, BT36 6SW

Offers Over £189,950

- Immaculately presented and extended semi detached villa in highly popular and convenient location
- Lounge
- Downstairs W/C
- Gas fired central heating
- Enclosed to rear/Driveway and lawn to front
- 3 Bedrooms
- Modern open plan kitchen and extended family room
- Modern bathroom
- Double glazing in uPVC frames
- Located close to excellent schools, shops and frequent public transport links

28 Ashbourne, Newtownabbey BT36 6SW

Located in the highly popular and convenient Ashbourne area of Newtownabbey, 28 Ashbourne is an immaculately presented three-bedroom extended semi-detached villa ideal for modern family living. The property offers a bright and comfortable lounge along with an impressive open-plan, contemporary kitchen and family room, perfect for everyday living and entertaining. Upstairs comprises three well-proportioned bedrooms, complemented by a modern bathroom, while a downstairs WC adds further practicality. Additional benefits include gas-fired central heating and double glazing in uPVC frames throughout. Externally, the home enjoys an enclosed, low-maintenance paved rear garden with lawn and off-street car parking to the front. Seldom do homes of this standard come to the market in this location; early viewing is highly recommended without any hesitation.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Ceramic tiled flooring, uPVC front door

LOUNGE

13'2" x 10'3"

Feature fireplace, laminate wooden flooring

KITCHEN/FAMILY ROOM

21'10" x 16'10"

Luxury modern high gloss kitchen with a range of high and low level units, round edge work surfaces, stainless steel extractor fan, wine rack, plumbed for an American fridge freezer, island unit with stainless steel sink unit with mixer tap, vegetable sink, built in dishwasher, built in washing machine, built in lights, concealed light, breakfast bar, polished tiled floor, casual living/dining area, French doors to rear, velux windows

DOWNSTAIRS W/C

Low flush W/C, wash hand basin, ceramic tiled flooring

FIRST FLOOR

LANDING

Built in storage, access to roofspace with gas boiler

BEDROOM (1)

13'3" x 10'5"

BEDROOM (2)

12'0" x 10'6"

BEDROOM (3)

9'11" x 6'6"

Built in storage

MODERN BATHROOM

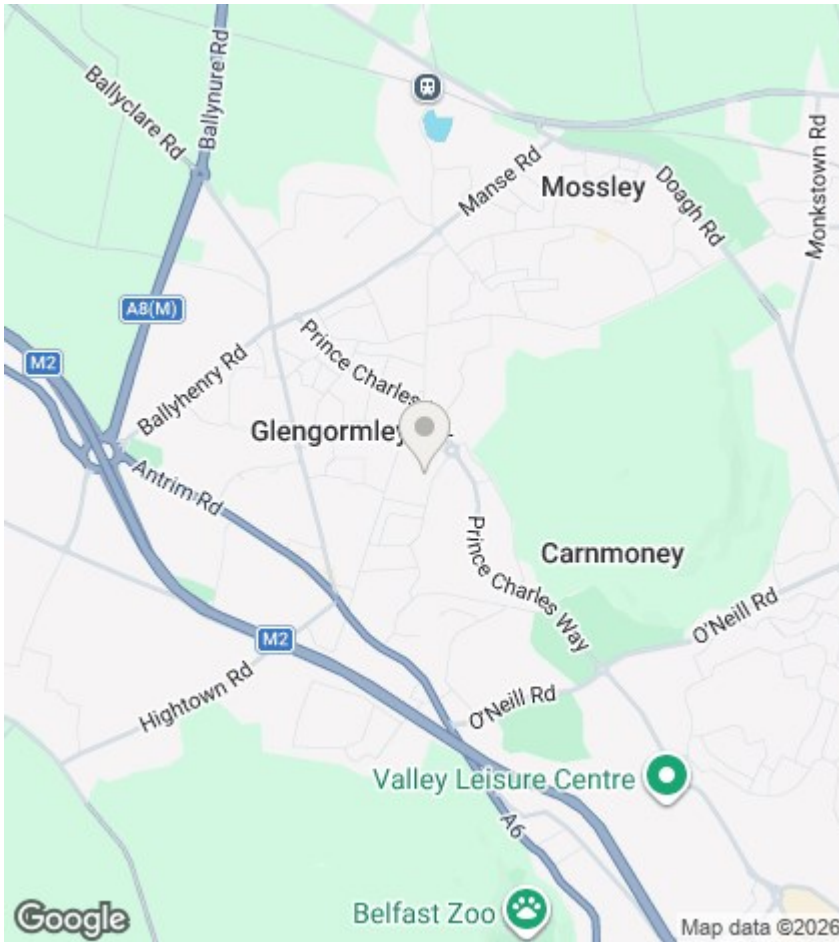
uPVC panelled bath, thermostatically controlled shower, glazed shower screen, Low flush W/C, hanging wash hand basin with mixer taps, PVC panelled ceiling, heated towel rail, wall tiling, ceramic tiled flooring

OUTSIDE

Front: In lawn, driveway

Side: Enclosed, driveway

Rear: Paved patio area, uPVC fascia and rainwater goods



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	