



42 Ashgrove Road, Newtownabbey, BT36 6LJ

Offers Over £189,950

- Semi detached chalet style property in popular residential area
- Spacious lounge with solid wood flooring and feature fireplace
- Modern white bathroom suite
- Oil fired central heating
- Generous garden to rear in lawn
- 3 Bedrooms
- Recently fitted kitchen with casual dining area
- Double glazing in uPVC frames
- Detached garage

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This charming semi-detached chalet-style property is located in a popular residential area, offering comfortable and well-presented accommodation throughout. The home comprises three well-proportioned bedrooms, ideal for families or those seeking additional space. A spacious lounge features solid wood flooring and an attractive fireplace, creating a warm and inviting setting for relaxation. The recently fitted kitchen includes a casual dining area, providing a practical and sociable hub for everyday living. A modern white bathroom suite adds a fresh and contemporary touch. Additional benefits include double glazing in uPVC frames and oil-fired central heating for year-round comfort. Externally, the property boasts a detached garage and a generous rear garden laid in lawn, perfect for outdoor enjoyment and entertaining.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, feature radiator

LOUNGE

17'11" x 14'2"

Solid wood flooring, hole in wall style fireplace with granite hearth, multi fuel stove

KITCHEN

17'11" x 9'5"

Range of high and low level shaker style units, round edge work surfaces, enamel sink unit with mixer taps, glazed display unit, built in oven and hob unit, built in stainless steel extractor fan and canopy, wall tiling and ceramic tiled flooring, casual dining area, downlighters, under stair storage, plumbed for dishwasher, integrated fridge freezer.

Casual dining area, French doors to rear

FIRST FLOOR

LANDING

Hot press with insulated copper cylinder, access to roof space

BEDROOM (1)

17'11" x 9'0"

BEDROOM (2)

9'11" x 9'10"

Wall panelling, laminate wood flooring

BEDROOM (3)

9'10" x 7'8"

BATHROOM

Modern white bathroom suite comprising panelled bath, glazed shower screen, Redring electric shower, vanity unit with sink, low flush WC, fully tiled walls, feature radiator, downlighters, extractor fan

OUTSIDE

Front in lawn, driveway to side

Generous garden to rear in lawn, raised paved patio area

Boiler house with oil fired boiler

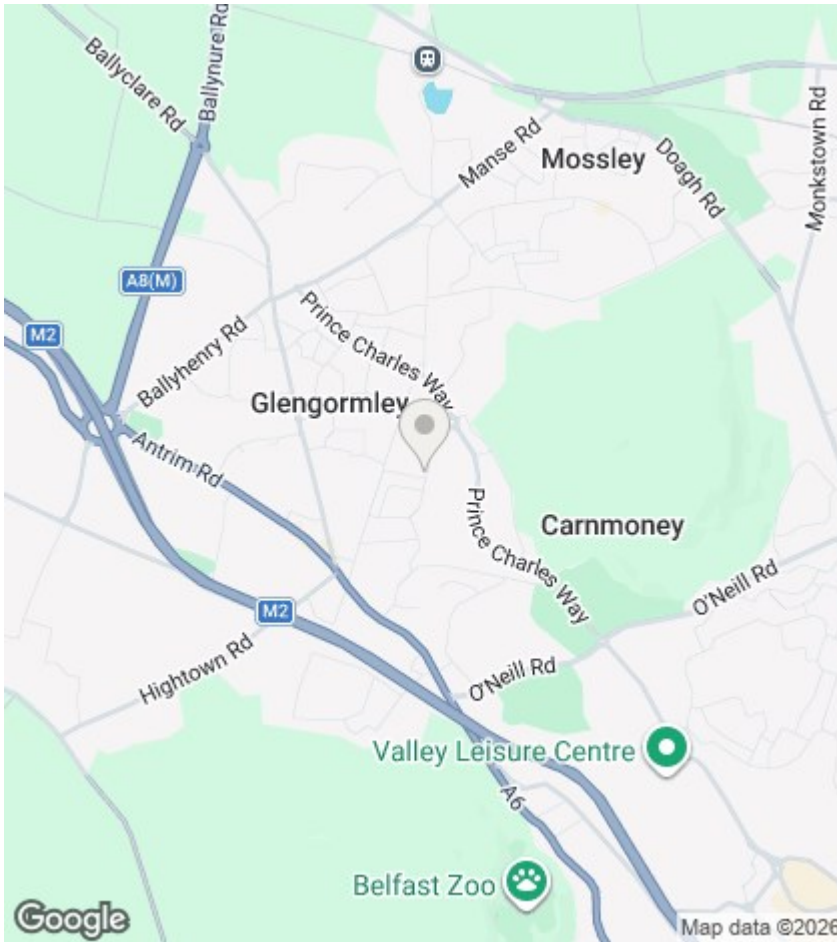
GARAGE

17'10" x 9'3"

Up and over door, light and power, plumbed for washing machine

The information contained within these particulars is intended as a guide only. Although prepared with

care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	