



10 Foxtan Green, Newtownabbey, BT36 5FL

Offers Over £229,950

- Semi detached villa in highly popular residential development
- Spacious lounge
- Open plan casual dining area with French doors to rear
- Modern white bathroom suite
- Neat garden to rear and side in lawn and patio
- 3 Bedrooms (master with ensuite shower room)
- Shaker style fitted kitchen with built in appliances
- Gas fired central heating / Utility area
- Double glazing in uPVC frames

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An excellent opportunity to purchase this beautifully presented semi detached villa in a highly popular residential location, just off Ballycraigy Road. The property offers bright, spacious accommodation, ideally suited to a young couple or family. We strongly recommend early viewing to avoid disappointment.



Council Tax Band:



ENTRANCE HALL

Ceramic tile floor

CLOAKS

Low flush W.C, half pedestal wash hand basin, ceramic tile floor, extractor fan

LOUNGE

15'5" x 11'8"

Laminate wooden floor

KITCHEN OPEN PLAN TO CASUAL DINING AREA

16'0" x 11'1"

Open plan to dining area, range of high and low level shaker style units, round edge work surfaces, single drainer sink unit, mixer tap, built in stainless steel double oven and hob unit, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, glazed display unit, wall tiling, ceramic tile floor, casual dining area with part panelled walls, French doors to rear, downlighters

UTILITY ROOM

6'8" x 3'4"

Plumbed for washing machine, ceramic tile floor, extractor fan

FIRST FLOOR LANDING

Access to roofspace, spacious built in storage

BEDROOM (1)

15'6" x 11'8"

Including built in mirror slide robes

ENSUITE SHOWER ROOM

Glazed shower cubicle with thermostatically controlled shower, low flush W.C, half pedestal wash hand basin, ceramic tile floor, chrome heated towel rail, downlighters, extractor fan

BEDROOM (2)

10'2" x 8'2"

Laminate wooden floor

BEDROOM (3)

11'8" x 7'5"

Laminate wooden floor

BATHROOM

White suite comprising panelled bath, glazed shower screen, thermostatically controlled shower, low flush W.C, half pedestal wash hand basin, wall tiling, ceramic tile floor, downlighters, extractor fan

OUTSIDE

Front in lawn

Tarmac driveway to side

Enclosed rear garden in lawn, brick paved area, outside lighting and tap

Additional Information / Disclaimer

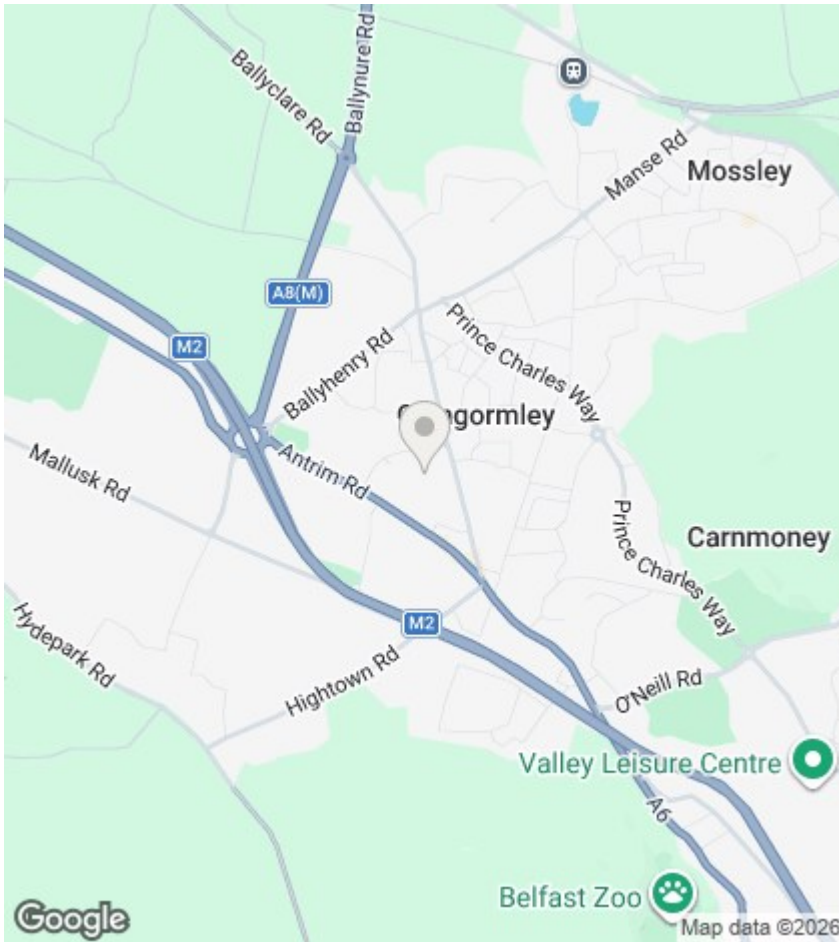
Tenure - Freehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans 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:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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	