

60 Ashford Lodge, Newtownabbey, BT36 5XD



PRICE Offers Over £319,950

Located in the desirable area of Newtownabbey, just off the Ballycraigy Road, this home is within close proximity to a host of local amenities to include schools, shops and public transport links, making it an ideal choice for families and professionals alike.

The interior enjoys a well planned living layout, incorporating two spacious living areas, a modern shaker style kitchen, ground floor furnished cloak room and four well proportioned double bedrooms with master ensuite shower room.

Externally, the property features a driveway, neat well maintained lawns and a hard landscaped garden to rear. A matching detached garage and a fully insulated garden room. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803



- **Impressive Double Fronted Detached Villa**
- **Four Well Proportioned Double Bedrooms**
 - **Spacious Lounge/Bright Family Room**
- **Modern Shaker Style Fitted Kitchen with Dining Aspect**
 - **Luxury Four Piece Family Bathroom**
 - **Master with Ensuite Shower Room**
 - **Dual Zone Upstairs/Downstairs Heating**
- **Detached Garage/Fully Insulated Garden Room**
 - **Extensive Garden to Side and Rear**
 - **Highly Sought After Convenient Location**

ACCOMMODATION

GROUND FLOOR

PVC Double glazed front door with matching side screen into spacious well presented entrance hall. Hard wood flooring. French doors open into:



LOUNGE 19'11" x 12'9"

Attractive feature cast iron horseshoe fireplace with slate hearth. Hard wood flooring. Feature bow window. Recessed downlighting.



FAMILY ROOM 10'4" x 9'7"

Hard wood flooring. Under-stairs storage cupboard. Recessed downlighting.



FURNISHED CLOAKROOM

Comprising vanity wash hand basin with monobloc tap, and a button flush WC. Tiled floor.

MODERN KITCHEN WITH CASUAL DINING ASPECT 16'8" x 9'10"

Equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven with separate four ring gas hob and over head extractor fan in pull out hood. Plumbed for washing machine. Space for tumble dryer. Space for free standing fridge freezer. Tiled splashbacks. Tiled floor. Sliding door in aluminium frame to rear patio.



FIRST FLOOR

Access to part floored roof space.

BEDROOM 1 8'8" x 12'9"

Hard wood flooring.

DELUXE ENSUITE SHOWER ROOM

Comprising shower cubicle with thermostatically controlled drench style shower and hand shower attachment, a vanity wash hand basin and a button flush WC. Tiled floor.



BEDROOM 2 10'10" x 9'8"

Hard food flooring. Dual window aspect.

BEDROOM 3 9'11" x 9'2"

Hard wood flooring.



BEDROOM 4 12'9" x 7'9"

Hard wood flooring.



LUXURY FOUR PIECE BATHROOM SUITE

Comprising Free standing claw foot bath with floor mounted tap and hand shower attachment, PVC panelled shower cubicle with thermostatically controlled drench style shower and hand shower attachment, vanity unit with top mounted wash hand basin and monobloc tap and a button flush WC. Tiled floor. Recessed down lighting.



OUTSIDE

Neat well maintained lawn to front with mature hedgerow. Driveway to side leading to detached garage with ample space for a variety of vehicles.

Low maintenance garden to rear with patio area and decking. Screened by perimeter fence. Private enclosed garden to side, laid in lawn and screened by perimeter fence.

GARDEN ROOM 9'2" x 9'2"


Fully insulated. Quality laminate flooring. Presently used as home office space.



DETACHED GARAGE 10'2" x 20'0"

Remote electric roller shutter door. Equipped with lights and power. Fitted work bench.



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

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

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