

Apt 14 The Poplars, Newtownabbey, BT36 4QP



PRICE Offers Around £135,950

Positioned within a tranquil semi-rural location this superb duplex contemporary Apartment has been extensively modernised and extended by the present vendors creating a stylish home with a high level of specification and finish throughout. Incorporating a loft style Master Bedroom (27'2 x 13'6) suite with Dressing Room and contemporary luxury Shower Room with underfloor heating, a deluxe family Bathroom, additional Ensuite Shower Room off Bedroom 2 and a modern grey coloured Kitchen with contrasting granite worksurfaces. Perfect for the professional couple an early viewing is highly 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

Ballymena
3 Fenaghy Road
BT42 1HW
Tel: (028) 2565 5733

Glengormley
18 Carmony Road
BT36 6HN
Tel: (028) 9083 0803

- **Superb Contemporary Duplex Apartment**
 - **2 Bedrooms**
 - **Open Plan Living Room**
 - **Luxury Modern Kitchen with Dining Area**
- **Master Bedroom Suite with Dressing Room and Ensuite**
 - **Deluxe Ensuite Off Bedroom 2**
 - **Luxurious Modern Family Bathroom**
- **Alarm System / Gas Central Heating / Double Glazed Windows**
 - **Beautifully Presented Throughout**
 - **Highly Regarded Semi-Rural Location**

Accommodation

Front door into well presented Entrance Hall with exposed solid oak strip flooring. Storage cupboard with gas boiler.

BEDROOM 2 15'3 x 10'8

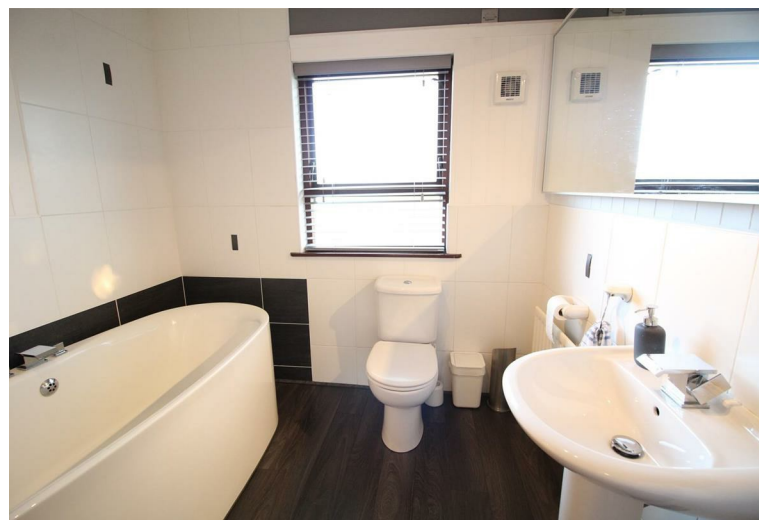
DELUXE ENSUITE

Comprising button flush wc. Pedestal wash hand basin. Step-in shower cubicle with electric 'Airpulse' shower unit. Complementary wall tiling. Charcoal coloured laminate plank flooring.



LUXURY MODERN FAMILY BATHROOM

Comprising freestanding bath. Pedestal wash hand basin with monobloc tap. Button flush wc. Complementary wall tiling. Charcoal coloured laminate plank flooring.

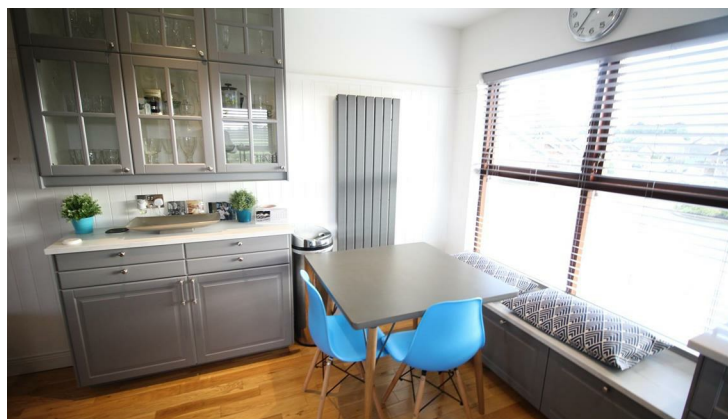
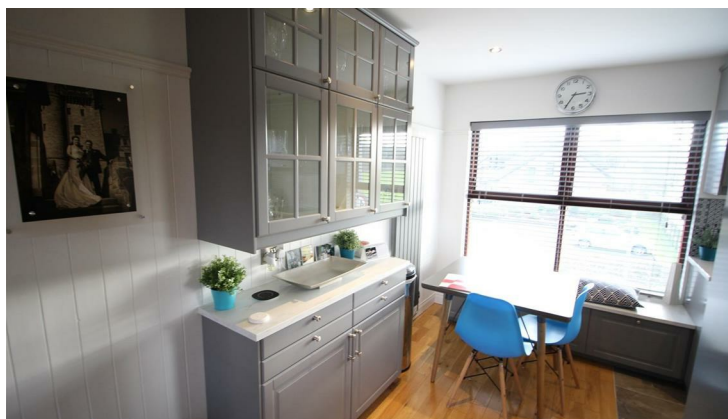


LOUNGE 15'6 x 14'2

Attractive modern wall mounted gas fire with stainless steel trim and granite surround. Feature painted panelled walls. Quality solid oak flooring. Low voltage lighting. Open plan through to:

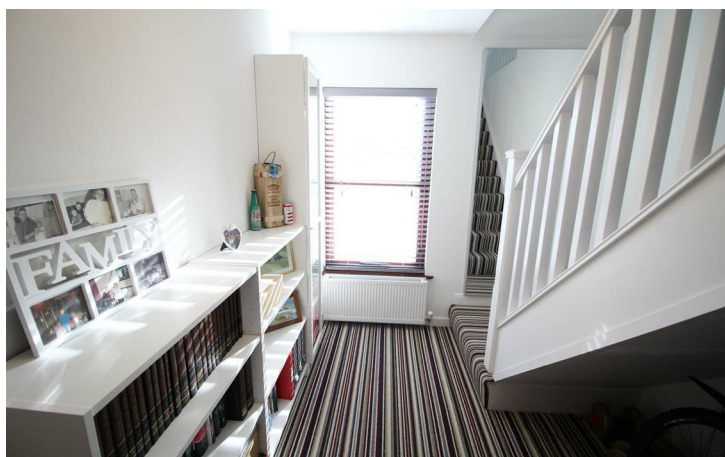
LUXURY KITCHEN WITH DINING ASPECT 14'6 x 10'0

Equipped with a comprehensive range of high and low level fitted grey coloured units with contrasting granite worksurfaces. Inlaid ceramic sink unit with modern flexible hose mixer tap. Integrated Bosch eye level double oven with separate 4 ring AEG hob. Overhead extractor fan housed in concealed canopy. Integrated fridge/freezer. Twin glass display cabinets. Fixed boxed window seat with storage below. Solid oak flooring in dining aspect. Polished porcelain tiled floor in Kitchen area. Low voltage lighting.



INNER HALL 13'0 x 7'6

Possible Study area. Stairs to 1st floor.



MASTER BEDROOM SUITE 27'2 x 13'6

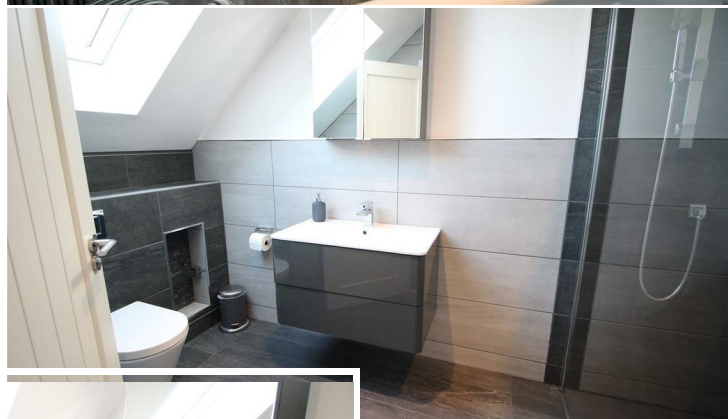
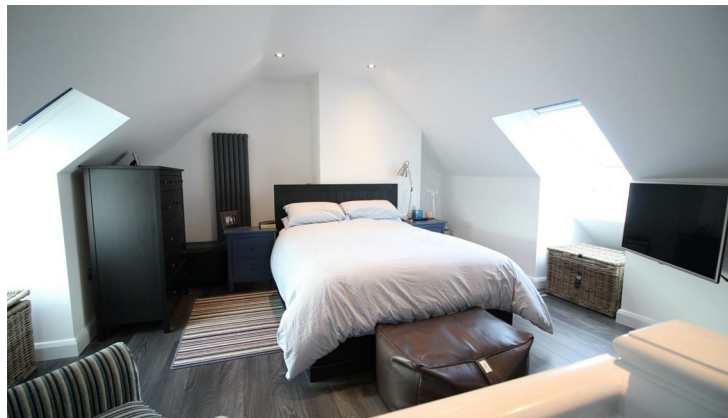
at max. 4 velux windows all fitted with blackout blinds. Charcoal coloured laminate plank flooring. Low voltage lighting. Undereave storage.

OPEN DRESSING AREA 15'0 x 6'2

at max. Integrated hanging space and boxed storage areas.

LUXURIOUS ENSUITE SHOWER ROOM

Comprising open shower enclosure with drench style shower. Modern wash basin in modern vanity unit. Wall flush wc. Velux window. Complementary wall tiling with feature tiled accent wall. Contrasting tiled floor. Underfloor heating.



Outside

Resident and guest parking to front. Communal enclosed private gardens to side and rear.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		Current	Potential
Lower energy efficient - lower running costs			
172-191	A		
151-171	B		
135-150	C	80	80
115-134	D		
95-114	E		
75-94	F		
55-74	G		
Not energy efficient - higher running costs			

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