

7 Courthall Mews, Newtownabbey, BT36 5GX



- *Modern 3 Storey Townhouse*
- *3/4 Bedrooms / 2/1 Receptions*
- *Luxurious Kitchen with Dining Aspect*
- *1st Floor Lounge with Juliet Balcony*
- *Furnished Cloakroom on Ground Floor and 1st Floor*
- *Modern Family Bathroom*
- *Ensuite Shower Room*
- *Integral Garage (Games Room)*
- *Gas Heating / Double Glazed Windows*
- *Recent Cavity Wall Insulation / Multifuel Stove with Granite Hearth*

PRICE Offers Around £149,950

Centrally located within walking distance to local schools, shops and public transport this family sized 3 Storey home enjoys a well planned and versatile living layout to suit differing family needs. The integral Garage has been adapted to a Games Room this can be easily be modified to original purpose if required.

>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 Carnoney Road
BT36 6HN
Tel: (028) 9083 0803

Ground Floor

PVC double glazed front door with bevelled and leaded glass inset into entrance hall. Service door into:

GAMES ROOM 17'3 x 9'7

Suited for a variety of uses this room can be easily changed back to original purpose if Garage is required.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin. Button flush WC. Fully tiled walls.

FAMILY ROOM / BEDROOM 4 11'0 x 9'9

Sliding double glazed patio door to garden.

UTILITY AREA 8'0 x 6'1

Plumbed for washing machine. Stainless steel single drainer sink unit. PVC double glazed door to garden.

First Floor

LUXURIOUS MODERN SHAKER KITCHEN 17'0 x 10'3

With casual dining aspect. Equipped with a comprehensive range of high and low level shaker style units with contrasting granite worksurfaces. Stainless steel sink unit with monobloc tap. Integrated stainless steel oven with 4 ring gas hob. Extractor fan housed in stainless steel canopy. Integrated dishwasher. Complimentary wall tiling. Solid oak flooring. Low voltage lighting. Twin doors into:

LOUNGE 17'0 x 11'8

Attractive raised cast iron multifuel stove with granite hearth. Solid oak flooring. Sliding double glazed patio doors to Juliet style balcony.

FURNISHED CLOAKROOM

Comprising pedestal wash hand basin. Button flush WC. Fully tiled walls.

Second Floor

MODERN BATHROOM

Comprising panelled bath with fixed shower screen and shower attachment. Pedestal wash hand basin with monobloc mixer tap. Button flush wc. Fully tiled walls. Velux window. Low voltage lighting.

BEDROOM 1 13'0 x 10'3

ENSUITE

Comprising pedestal wash hand basin. Button flush WC. Step-in shower cubicle. Tiled floor. Fully tiled walls. Low voltage lighting.

BEDROOM 2 11'3 x 9'8

BEDROOM 3 7'8 x 7'3

Velux window.

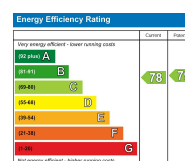
Outside

Neat garden to front in lawn. Driveway to front with ample parking to INTEGRAL GARAGE presently adapted to Games Room.

Private garden to rear screened by perimeter wall and patio area. Gate allowing pedestrian access to Ballyclare Road

IMPORTANT NOTE TO ALL PURCHASERS:

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