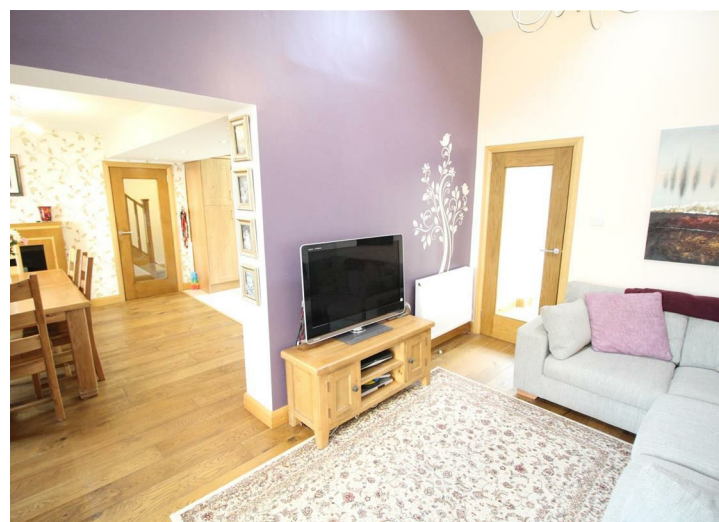


27 Armoy Gardens, Newtownabbey, BT37 9AU



- *Extended Semi-Detached*
- *3 Bedrooms*
- *1+ Reception*
- *Superb Open Plan Kitchen / Living / Dining Layout*
- *Luxury Shaker Fitted Kitchen*
- *Deluxe Ground Floor Family Bathroom*
- *Modern Furnished Cloakroom*
- *Private Enclosed Rear Garden*
- *PVC Double Glazed Windows and External Doors / Gas Central Heating*
- *Open Aspect to Front / Excellent First Time Buy*

PRICE Offers Over £112,500

Beautifully presented throughout this extended Semi-Detached has been extensively modernised by the present vendor incorporating a superb open plan luxury Kitchen with living/dining layout, a spacious Family Room and a modern furnished cloakroom.

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

Ground Floor

PVC double glazed front door with double glazed side screen into a well presented Entrance Hall with quality exposed hardwood flooring extending into living/dining area.

MODERN WHITE BATHROOM SUITE

Comprising panelled bath with fixed shower screen and electric shower unit over. Wash hand basin in modern vanity unit. Low flush WC. Tiled floor. Fully tiled walls.

OPEN PLAN KITCHEN WITH LIVING/DINING ASPECT 22'10 x 12'9

Equipped with a comprehensive range of high and low level shaker style fitted units. Single drainer sink unit with mixer tap. Integrated oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy. Plumbed for washing machine. Low voltage lighting. Complementary wall tiling. Part tiled floor. PVC double glazed door to garden.

DINING / LIVING AREA

Hardwood flooring extending open plan through to:

FAMILY ROOM 14'1 x 10'6

With feature vaulted ceiling. Velux window. Twin PVC double glazed french doors to front paved patio area.

REAR HALL

PVC double glazed rear door to garden.

FURNISHED CLOAKROOM

Comprising button flush WC. Wash hand basin in modern vanity unit. Fully tiled walls. Tiled floor.

First Floor

Landing access to fully floored roof space with power and light with drop down fold away wooden ladder

BEDROOM 1 12'9 x 11'0

Laminate strip flooring.

BEDROOM 2 11'6 x 6'8

Laminate strip flooring.

BEDROOM 3 10'0 x 9'6

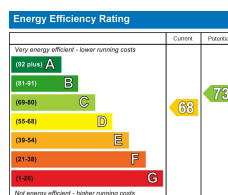
Laminate strip flooring.

Outside

Neat well maintained garden to front in lawn. Brick paved walkway to patio area screened by perimeter fence. Large private enclosed garden to rear in lawn screened by perimeter fence with paved walkway.

IMPORTANT NOTE TO ALL PURCHASERS:

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



Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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