

## **29 Ashford Lodge, Newtownabbey, BT36 5XD**



- *Modern Semi-Detached*
- *3 Bedrooms*
- *1+ Reception*
- *Recently Installed Luxury Contemporary Kitchen / Dining*
- *Modern Ensuite Shower Room*
- *Modern Family Bathroom Suite*
- *Gas Central Heating / PVC Double Glazed Windows*
- *Private Driveway to Side / Open Aspect to Front*
- *Popular Modern Development*
- *Excellent First Time Buy*

**Asking Price £154,950**

*Positioned within a popular modern Development enjoying a pleasant open aspect this well maintained 3 Bedroom Semi-Detached will ideally suit a First Time Buyer searching for a modern home in a popular location at a realistic price boasting a luxurious recently installed contemporary kitchen plus Ensuite Shower Room and a modern family Bathroom 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

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

**Ground Floor**

PVC double glazed front door into a well presented Entrance Hall. Twin doors into:

**LOUNGE**

16'1 x 13'0 (4.90m x 3.96m)

into bay window. Attractive black slate tiled fireplace with matching hearth and rustic wooden surround. Understairs storage cupboard.

**RECENTLY INSTALLED LUXURY CONTEMPORARY KITCHEN / DI**

16'4 x 11'2 (4.98m x 3.40m)

Equipped with a range of high and low level grey coloured oak veneer fitted units with contrasting grey coloured work surfaces. Single drainer sink unit with mixer tap. Space for freestanding cooker. Overhead extractor fan. Plumbed for washing machine. Part tiled walls. Sliding double glazed patio doors to patio and garden.

**First Floor**

**BEDROOM 1**

12'7 x 11'6 (3.84m x 3.51m)

**MODERN ENSUITE**

Complimentary pedestal wash hand basin with tiled splashback. Button flush WC. Large fully tiled shower enclosure. Tiled floor. Storage cupboard housing gas boiler.

**BEDROOM 2**

10'5 x 8'3 (3.18m x 2.51m)

**BEDROOM 3**

10'4 x 7'8 (3.15m x 2.34m)

at max.

**MODERN WHITE BATHROOM SUITE**

Comprising low flush WC. Pedestal wash hand basin. Panelled bath with shower attachment. 1/2 tiled walls.

**Outside**

Neat garden to front in lawn. Driveway to side with ample parking. Private enclosed garden to rear screened by perimeter fence laid in neat lawn with part paved patio area.



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

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

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