

28 Ashford Lodge, Newtownabbey, BT36 5XD



- Modern Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Extensive Private Enclosed Garden To Rear
- Luxurious High Gloss Fitted Kitchen
- Deluxe Matching En Suite Shower Room
- Luxurious Modern Family Bathroom
- PVC Double Glazed Windows/ Gas Fired Central Heating
- Driveway To Side With Secure Parking
- Popular Convenient Location

PRICE Offers Around £164,950

Positioned within a popular modern development just off the Ballycraigy Road in Newtownabbey. This spacious modern semi detached enjoys a spacious well planned living layout and a high internal specification throughout. 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 Carmoney Road
BT36 6HN
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL

Polished porcelain tiled floor extending into:-

MODERN FURNISHED CLOAKROOM

Comprising wash hand basin in high gloss modern vanity unit and button flush w.c.

LOUNGE 15'10" x 11'6"

Attractive horse shoe style cast iron fireplace with tiled hearth. Quality oak effect laminate flooring. Twin French doors into:-

FAMILY ROOM 10'6" x 10'3"

Sliding double glazed patio doors to garden and patio.

LUXURIOUS CONTEMPORARY HIGH GLOSS FITTED KITCHEN 18'0" x 10'6"

Equipped with a comprehensive range of high and low level high gloss fitted units with contrasting work surfaces. Single drainer stainless steel sink unit. A host of integrated appliances including oven with 5 ring gas hob, overhead extractor fan, washer dryer and dishwasher. Space for American style fridge freezer. Polished porcelain tiled floor to kitchen area. Understair storage cupboard.

FIRST FLOOR

BEDROOM 1 14'1" x 11'10"

MODERN EN SUITE SHOWER ROOM

Comprising button flush w.c, wash hand basin in modern vanity unit with feature tiled accent panel and button flush w.c. Tiled floor.

BEDROOM 2 11'0" x 10'0"

At max.

BEDROOM 3 9'4" x 8'0"

DELUXE FAMILY BATHROOM

Comprising panelled bath, pedestal wash hand basin and low flush w.c. Fully tiled walls. Polished porcelain tiled flooring.

OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Twin gates to side with secure parking.

Extensive private garden to rear screened by perimeter fencing with courtyard area. Fully paved and perfect for family barbeques.

Gate with steps leading to raised private garden laid in neat lawn. Perfect for small children.

IMPORTANT NOTE TO ALL PURCHASERS:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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