

13 Pembroke Court, Newtownabbey, BT36 5AD



- **Modern Townhouse**
- **3 Bedrooms**
- **Open Plan Lounge with Dining Aspect**
- **Luxurious Shaker Style Fitted Kitchen**
- **Deluxe Modern Bathroom**
- **Basement Area To Rear**
- **Parking Forecourt**
- **PVC Double Glazed Windows/ Gas Central Heating**
- **Courtyard Style Garden to Rear**
- **Highly Popular and Convenient Location**

PRICE Offers Over £99,950

Beautifully presented throughout and situated within a highly popular and convenient residential location within walking distance of local shops, schools and public transport. Boasting a recently installed luxurious shaker style fitted kitchen with integrated appliances and enjoying a well balanced living layout and perfect for the buyer searching for a home at a realistic price with most modern conveniences.

>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

PVC double glazed front door into:-

ENTRANCE PORCH

With light oak effect laminate strip floor. Twin french doors into:-

OPEN PLAN LOUGE WITH CASUAL LIVING/ DINING ASPECT 22'8" x 14'9"

At max. Understairs storage cupboard. Antique oak effect laminate strip floor. Feature staircase to half landing.

LUXURIOUS RECENTLY INSTALLED FITTED KITCHEN 14'9" x 9'6"

Equipped with a comprehensive range of high and low level fitted shaker style units with contrasting work surfaces. Integrated oven with 4 ring Halogan hob. Overhead extractor fan. Integrated dishwasher. Co-Ordinating single sink unit. Plumbed for washing machine. Complementary wall tiling. PVC panelled ceiling.

FIRST FLOOR

GALLERY STYLE LANDING

With large double door shelved storage cupboard with hot press.

BEDROOM 1 11'9" x 11'6"

At max. Fitted with a range of modern bedroom units.

BEDROOM 2 11'6" x 6'4"

BEDROOM 3 9'4" x 8'9"

Fitted hi-gloss modern wardrobes with matching overhead storage units and fitted dressing table.

MODERN WHITE BATHROOM SUITE

Comprising button flush wc. Panelled bath with fixed shower screen and electric shower unit. Modern wash hand basin in vanity unit. Fully tiled walls. Tiled floor. PVC panelled ceiling.

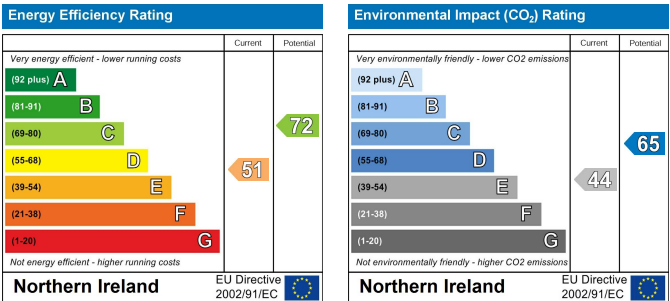
OUTSIDE

Parking forecourt to front suitable for two cars.

Neat garden area in lawn.

Extensive courtyard style garden to rear fully paved for easy maintenance enjoying far reaching aspect.

Basement area access from rear perfect additional storage area.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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