

15 Abbeycroft Gardens, Newtownabbey, BT37 0YH



- **Modern Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Open Plan Kitchen/ Dining Area**
- **Luxury Hi-Gloss Modern Kitchen**
- **Luxurious Four Piece Family Bathroom**
- **Modern Mews Style Cul De Sac**
- **Excellent First Time Buy**
- **Private Enclosed Garden To Rear**
- **PVC Double Glazed Windows**

PRICE Offers Over £119,950

Positioned within a popular Mews style development in a quiet cul de sac this beautifully maintained townhouse enjoys a well proportioned living layout incorporating an open plan luxurious kitchen with dining aspect, luxurious recently installed four piece family bathroom and off street parking.

>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 front door into:-

WELL PRESENTED ENTRANCE HALL

Polished porcelain tiled floor extending into:-

LOUNGE 16'4" x 11'10"

Contemporary wall mounted recessed electric 'Living flame' fire. Understairs storage cupboard.

LUXURY KITCHEN/ DINING ASPECT 16'0" x 10'6"

Equipped with a comprehensive range of high and low level hi-gloss fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Space for free standing cooker. Overhead extractor fan housed in stainless steel canopy and glass hood. Complementary wall tiling. Plumbed for washing machine. Polished porcelain floor tiling. Complementary wall tiling.

FIRST FLOOR

BEDROOM 1 13'0" x 9'1"

Built in wardrobe.

BEDROOM 2 10'8" x 9'1"

BEDROOM 3 9'3" x 6'9"

Laminate flooring. Built in wardrobe.

LUXURY FOUR PIECE FAMILY BATHROOM


Comprising bath with shower attachment, large step in shower enclosure with drench style shower, wash hand basin in modern vanity unit and button flush w.c. Polished porcelain floor tiling.

OUTSIDE

Private parking forecourt to front.

Enclosed secure garden area to rear. Fully paved and screened by perimeter fence.

Garden Shed Included

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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	

IMPORTANT NOTE TO ALL PURCHASERS:

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