

5 Foxtan Avenue, Newtownabbey, BT36 5FA



- **Superb Semi Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Luxurious Open Plan Shaker Kitchen/ Dining**
- **Luxurious Family Bathroom**
- **Deluxe En Suite Shower Room**
- **Utility Room/ Furnished Ground Floor Cloaks**
- **Prime Corner Site**
- **Gas Central Heating**
- **PVC Double Glazing**

PRICE Offers Around £179,950

Located within the popular Foxtan development off the Ballycraigy Road in Newtownabbey. This superbly presented spacious semi detached boasts a high internal finish and specification throughout. Positioned on a prime corner site 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:-

ENTRANCE HALL

Tiled floor extending to:-

FURNISHED CLOAKS

Semi pedestal wash hand basin with mono block tap. Feature tiled accent panel.

LOUNGE 16'0" x 15'6"

At max. Inglenook style opening. Feature bay window. Fixed shaker style storage unit. Quality mid oak laminate plank flooring.

OPEN PLAN LUXURY KITCHEN/ DINING 16'0" x 11'2"

Equipped with a comprehensive range of solid wood high and low level shaker style fitted units with contrasting oak work surfaces. Inlaid Old Belfast sink unit with swan neck tap. A range of integrated appliances including double oven with four ring gas hob, overhead extractor fan in stainless steel canopy, dishwasher and fridge freezer. Tiled floor. Complementary wall tiling. Twin PVC double glazed doors to garden and patio.

UTILITY ROOM 6'10" x 6'7"

At max. Fixed low level base unit with integrated wine rack. Plumbed for washing machine. Excellent store facility.

FIRST FLOOR

BEDROOM 1 13'5" x 11'8"

LUXURY EN SUITE

Comprising step in shower enclosure, semi pedestal wash hand basin with mono block tap with feature tiled accent panel and button flush w.c. Tiled floor.

BEDROOM 2 11'6" x 7'6"

Currently used as study.

BEDROOM 3 9'8" x 8'3"

Dual window aspect.

LUXURY MODERN BATHROOM

Comprising semi pedestal wash hand basin with mono block tap and tiled accent panel, button flush w.c. and panelled bath with fixed shower screen and shower attachment. Tiled floor. Complementary wall tiling.

OUTSIDE

Neat well maintained gardens to front and side.

Brick paved walkway to front.

Private parking bays to side for two cars.

Private enclosed walled garden to rear in lawn screened by perimeter fence and brick pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

IMPORTANT NOTE TO ALL PURCHASERS:

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

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