

44 The Poplars, Newtownabbey, BT36 4QP



- **Modern Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Highly Regarded Mews Style Development**
- **Private Unspoilt Backdrop**
- **Modern Shaker Fitted Kitchen**
- **Modern En Suite Shower Room**
- **Deluxe Family Bathroom**
- **Furnished Ground Floor Cloakroom**
- **Excellent First Time Buy**

PRICE Offers Around £134,950

Positioned within a highly regarded established Mews style development. This 3 bedroom townhouse will ideally suit the first time buyer searching for a home with a well planned living layout at a realistic price. 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

FURNISHED MODERN CLOAKROOM

Comprising low flush and button flush w.c. Tiled floor.

UNDERSTAIR STORAGE CUPBOARD

MODERN BEECH EFFECT FITTED KITCHEN/ DINING AREA 12'0" x 9'2"

Equipped with a comprehensive range of high and low level fitted units. Integrated oven with four ring hob and overhead extractor fan housed in stainless steel canopy. Single drainer sink unit. Plumbed for washing machine. Integrated fridge freezer. Complementary wall tiling. Tiled floor.

LOUNGE 16'1" x 15'7"

Attractive modern polished granite fireplace with wooden surround. Twin French doors to private garden. Laminate flooring.

FIRST FLOOR

BEDROOM 1 13'1" x 9'6"

MODERN EN SUITE

Comprising wash hand basin in modern vanity unit, button flush w.c and quarter rounded shower cubicle. Tiled floor.

BEDROOM 2 11'0" x 10'0"

Laminate flooring.

BEDROOM 3 10'2" x 6'3"


Laminate flooring.

MODERN FAMILY BATHROOM

Comprising pedestal wash hand basin, panelled bath with shower attachment and button flush w.c. Tiled floor.

OUTSIDE

Private enclosed garden to rear screened by perimeter fence. Fully paved for easy maintenance. Designated parking space.

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

IMPORTANT NOTE TO ALL PURCHASERS:

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