

## **3 Swanston Avenue, Newtownabbey, BT36 5DS**



- Semi Detached
- 3 Bedrooms / 2+Reception Rooms
- Highly Regarded Established Location
- Large Private Garden To Rear
- Beautifully Presented Throughout
- Luxury Contemporary Gloss Kitchen
- Modern White Four Piece Family Bathroom
- PVC Double Glazed Windows
- Gas Central Heating
- Detached Garage With Ample Parking

**PRICE Offers Over £158,950**

*Positioned within a highly regarded established location. This spacious well presented 3 bedroom semi detached enjoys a well planned living layout incorporating a contemporary open plan gloss kitchen with living/ dining aspect, modern four piece family bathroom, gas fired heating and a large private enclosed rear garden.*

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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 a

### WELL PRESENTED ENTRANCE HALL

With exposed hardwood flooring. Understair storage cupboard.

### LOUNGE 12'5" x 11'6"

Attractive Inglenook style fireplace with cast iron wood burning stove with slate hearth. Exposed hard wood flooring.

### DINING/ FAMILY ROOM 12'0" x 12'4"

Twin PVC double glazed doors to garden. Open plan into:-

### CONTEMPORARY MODERN KITCHEN 11'2" x 9'8"

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces. Single drainer sink unit. Swan neck tap. Integrated eye level oven with four ring separate hob. Overhead extractor fan housed in stainless steel canopy. Breakfast bar style return. 'Metro brick' part tiled walls. Feature tiled floor.

### FIRST FLOOR

### BEDROOM 1 12'6" x 9'1"

Modern wall to wall fitted sliderobes.

### BEDROOM 2 11'6" x 12'4"

Laminate flooring.

### BEDROOM 3 8'7" x 8'3"

Laminate flooring.

### MODERN FOUR PIECE FAMILY BATHROOM

Comprising panelled bath, step in separate shower cubicle, pedestal wash hand basin and button flush w.c Tiled floor.

### OUTSIDE

Neat garden to front in lawn.

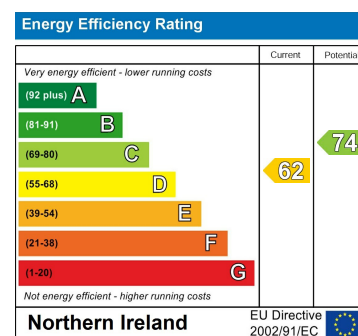
Driveway to side with ample parking suitable for a variety of vehicles.

### DETACHED GARAGE 18'9" x 9'3"

With power and light.

Large private enclosed garden to rear screened by perimeter fence in lawn..

Large raised decked area.



### IMPORTANT NOTE TO ALL PURCHASERS:

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

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