

## **22 Abbeycroft Road, Newtownabbey, BT37 0YL**



- **Modern End Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Luxury Shaker Kitchen With Dining Aspect**
- **Deluxe Modern Family Bathroom Suite**
- **PVC Double Glazed Windows**
- **Gas Fired Heating**
- **Excellent First Time Buy**
- **Beautifully Presented Throughout**
- **Driveway To Side**



**PRICE Offers Over £129,950**

*Positioned within a popular established modern development. This spacious 3 bedroom end townhouse enjoys a well planned living layout incorporating a luxurious recently installed shaker kitchen with dining aspect, deluxe family bathroom and a private enclosed garden to rear.*

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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:-

WELL PRESENTED ENTRANCE HALL

With checkerboard style tiled floor.

LOUNGE 16'1" x 12'8"

At max. Quality oak effect laminate flooring. Inglenook style feature fireplace. Twin French doors into:-

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

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Integrated eye level oven, microwave, separate 4 ring hob and overhead extractor fan housed in canopy with glass hood. Plumbed for washing machine. Single drainer stainless steel sink unit. Tiled floor.

FIRST FLOOR

BEDROOM 1 13'0" x 9'4"

Built in wardrobe.

BEDROOM 2 10'1" x 9'3"

Laminate floor.

BEDROOM 3 9'10" x 6'8"

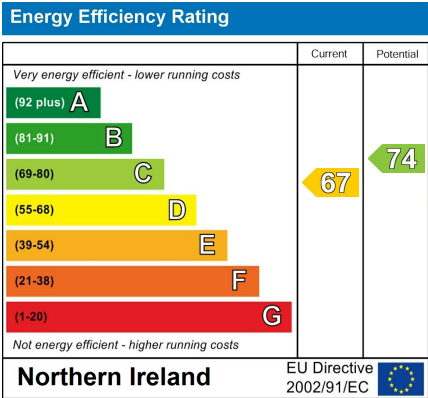
Built in wardrobe. Laminate flooring.

DELUXE MODERN BATHROOM SUITE

Comprising P shaped bath with fixed curved shower screen, button flush w.c and pedestal wash hand basin with tiled splashback. Complementary wall tiling.

OUTSIDE

Neat well maintained garden to front in lawn with private driveway to side.  
Private enclosed garden to rear in lawn screened by perimeter fence.



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

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