

## 62 Ashford Lodge, Newtownabbey, BT36 5XD



- Detached Family Home
- 4 Bedrooms
- 1+ Reception
- PVC Double Glazed Windows
- Gas Central Heating
- Master Bedroom with En Suite
- Highly Sought After Location
- Integral Garage
- Cul De Sac Position

**Asking Price £189,950**

*Positioned within a highly regarded popular location this 4 bedroom detached family home enjoys an extensive private site, 4 bedrooms, open-plan living, en suite bathroom and integral garage. Close to schools, shops and public transport 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

PVC double glazed front door into:-

#### ENTRANCE HALL

#### LOUNGE WITH DINING AREA 30'6" x 12'8"

At max. Cast iron horse shoe style fireplace piped for gas fire. Granite hearth and 'Sandstone effect' surround. Understairs storage cupboard.

#### BEECH EFFECT KITCHEN 11'10" x 10'0"

Equipped with a range of high and low level shaker style units. Fixed breakfast bar.

#### UTILITY ROOM 10'0" x 5'6"

Fitted with a range of units. PVC double glazed door to garden. Service door to garage.

### FIRST FLOOR

#### BEDROOM 1 14'10" x 11'3"

Built in double mirrored sliderobe.

#### EN SUITE

Comprising button flush w.c, step in shower cubicle and wash hand basin.

#### FOUR PIECE FAMILY BATHROOM

Comprising corner bath, button flush w.c, quarter rounded shower cubicle and wash hand basin.

#### BEDROOM 2 11'0" x 9'10"

#### BEDROOM 3 14'0" x 10'10"

#### BEDROOM 4 14'0" x 10'6"

Built in mirrored double wardrobe.

### OUTSIDE

Driveway to front to:-

### INTEGRAL GARAGE

Extensive private garden to side and rear screened by perimeter fence.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(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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