

## **23 Elmfield Crescent, Newtownabbey, BT36 6EB**



- Extended Semi Detached
- 3 Bedrooms/ 1+ Reception
- Beautifully Presented Throughout with New Internal Doors
- Superb Luxury Kitchen with Living/Dining Aspect
- Deluxe Modern White Bathroom Suite
- Detached Matching Garage
- PVC Double Glazed Windows/Gas Central Heating
- Floored and Sheeted Roofspace with Power and Light
- Hard Landscaped Garden to Rear
- Popular Established Residential Location

**PRICE Offers Over £158,950**



*Beautifully presented throughout and situated within a popular residential location close to schools, shops and public transport. Enjoying a well planned living layout incorporating an extended luxury Kitchen with an open plan living/dining aspect, deluxe family bathroom and a fully floored and sheeted roofspace with power and light perfect for additional storage or playroom. 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

Ground Floor

Mahogany effect PVC double glazed front door into a well presented Entrance Hall.

LOUNGE 15'2 x 13'0

Attractive inglenook style fireplace with multifuel stove and slate hearth. LED lighting. Quality solid walnut flooring.

OPEN PLAN EXTENDED KITCHEN 20'2 x 14'7

at max. With living/dining aspect. Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Integrated dishwasher and fridge/freezer. Space for free standing range style cooker. Overhead extractor fan housed in stainless steel canopy. Single drainer sink unit with mixer tap. Polished porcelain tiled floor. Velux window. Twin french doors to garden.

First Floor

BEDROOM 1 14'10 x 9'7

Built in modern double wardrobe. LED lighting.

BEDROOM 2 10'2 x 9'8

BEDROOM 3 12'1 x 6'7

Built in storage cupboard.

MODERN WHITE BATHROOM SUITE

Comprising panelled bath with fixed shower screen and thermostatically controlled drench style shower. Pedestal wash hand basin. Low flush WC. Fully tiled walls. Tiled floor.

Landing access via fold away steps to:

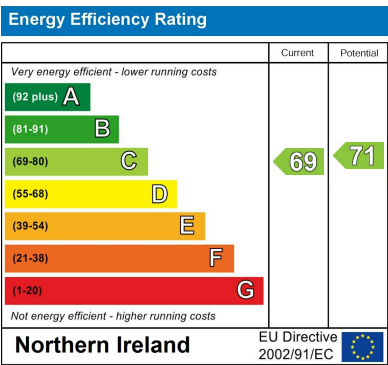
FULLY FLOORED LOFT 16'7 x 11'10

Velux window. Power and light. Undereave storage cupboard.

Outside

Driveway to side with ample parking to DETACHED GARAGE 14'8 x 9'4 (4.47m x 2.84m) with roller shutter door. Power and light.

Hard landscaped garden to rear screened by perimeter fence fully paved for easy maintenance.



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

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
These particulars do not constitute any part of an offer or contract  
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor  
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact  
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars  
The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.