

## **29 Abbeycroft Drive, Newtownabbey, BT37 0YJ**



- **Modern Townhouse**
- **3 Bedrooms**
- **1 Reception Room**
- **Luxury New Shaker Kitchen / Dining Aspect**
- **Luxurious New Contemporary White Bathroom Suite**
- **PVC Double Glazed Windows**
- **Gas Central Heating**
- **Private Enclosed Garden To Rear**
- **Popular Convenient Location**
- **Excellent First Time Buy**

**PRICE Offers Over £139,950**

*Positioned within a popular convenient residential location. This three bedroom townhouse has recently been extensively modernised providing a contemporary family home with a turnkey style finish. Boasting a recently installed luxury kitchen, family bathroom and new floor coverings. With a high level of interest anticipated an early viewing is highly recommended.*

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**Ballymena**  
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Tel: (028) 2565 5733

**Glengormley**  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### ENTRANCE HALL

#### LOUNGE 16'4" x 13'0"

Attractive period style fireplace with ornate painted carved surround.

#### RECENTLY INSTALLED LUXURY SHAKER KITCHEN WITH DINI 16'3" x 10'9"

Equipped with a comprehensive range of high and low level shaker style fitted units in grey finish with coordinating work surfaces. Single drainer sink unit with swan neck mixer taps. Integrated oven with four ring hob and overhead extractor fan house in stainless steel canopy. Plumbed for washing machine. Door to garden.

### FIRST FLOOR

#### BEDROOM 1 13'3" x 9'2"

Built in wardrobe.

#### BEDROOM 2 10'4" x 9'6"

#### BEDROOM 3 9'6" x 6'9"

At max.


#### LUCURIOUS WHITE BATHROOM SUITE

Comprising wash hand basin housed in modern vanity unit with mono clock taps. Low flush w.c. and p shaped bath with fixed curved shower screen.

### OUTSIDE

Private parking forecourt to front.

Enclosed garden to rear screened by perimeter fence.

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

### IMPORTANT NOTE TO ALL PURCHASERS:

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