

36 Foxtan Place, Newtownabbey, BT36 5FS



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1+ Reception Room**
- **Highly Regarded Modern Development**
- **Master Bedroom with Ensuite Shower Room**
- **Modern Family Bathroom Suite**
- **Furnished Ground Floor Cloakroom**
- **Gas Heating/ PVC Double Glazed Windows**
- **Gardens To Front And Rear Laid In Lawn**
- **Beautifully Presented Throughout**

PRICE Offers Over £184,950

Positioned within a highly regarded established development. This spacious recently constructed Semi-Detached family home enjoys a well planned living layout incorporating Luxury Shaker Kitchen with living / dining aspect, Master Bedroom with ensuite shower room, furnished cloakroom and modern first floor bathroom. Perfect for the First Time purchasers searching for a modern 'Turnkey' style property without the wait!

>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

Front door into:-

SPACIOUS ENTRANCE HALL

With tiled floor extending into Kitchen.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with mono block tap and button flush W.C. Tiled floor.

LOUNGE 13'1" x 11'10"

Quality modern 'Herringbone' style laminate flooring

OPEN PLAN KITCHEN WITH DINING ASPECT 16'2" x 11'3"

Equipped with a comprehensive range of modern shaker style high and low level fitted units with contrasting wood effect work surfaces. A host of integrated appliances including gas hob, stainless steel electric oven, extractor fan housed in stainless steel canopy dishwasher and fridge/freezer. Tiled floor. Recessed low voltage spotlights. PVC double glazed twin doors to rear garden.

UTILITY ROOM

Plumbed for washing machine. Tiled floor.

FIRST FLOOR

BEDROOM 1 15'7" x 11'9"

Quality modern 'herringbone' style laminate flooring

ENSUITE SHOWER ROOM

Comprising semi pedestal wash hand basin with mono block tap feature tiled accent panel. Button flush WC. Fully Tiled shower cubicle with thermostatically controlled shower. Tiled floor.

BEDROOM 2 11'6" x 7'6"

BEDROOM 3 10'3" x 8'3"

MODERN WHITE BATHROOM

Comprising panelled bath with thermostatically controlled shower and fixed shower screen. Semi pedestal wash hand basin with mono block tap . Button flush WC. Tiled floor. Complimentary wall tiling.

OUTSIDE

Spacious driveway to front providing off street parking with twin gates to secure inner driveway. Neat Garden to front in lawn.

Private enclosed rear garden laid in neat lawn screened by perimeter fence with brick paved patio and feature corner patio/ terrace perfect for family barbeques.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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