

## 12 Aylesbury Manor, Newtownabbey, BT36 7YU



- **Superb Modern Semi Detached**
- **3 Bedrooms**
- **Open Plan Living/ Kitchen/ Dining Layout**
- **Sun Lounge Style Extension**
- **Luxurious Shaker Kitchen With Centre Island**
- **Deluxe En Suite Shower Room/ Deluxe Family Bathroom**
- **Highly Regarded Popular Development**
- **Beautifully Presented Throughout**
- **PVC Double Glazed Windows/ Gas Heating**
- **Utility Room/ Furnished Cloakroom**

**PRICE Offers Over £179,950**

*Situated within a highly regarded development of stylish modern homes this superb semi detached enjoys a contemporary styled spacious open plan living/ kitchen/ dining layout on the ground floor opening through to a sun lounge style extension. Incorporating a quality bespoke shaker kitchen with a host of integrated appliances and centre island with breakfast bar return, utility room plus ground floor furnished cloakroom and a master bedroom with modern ensuite. An early viewing is highly recommended.*

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Ballyclare  
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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 a:-

#### WELL PRESENTED ENTRANCE HALL

#### OPEN PLAN LOUNGE/ KICHEN/ DINING AREA 29'6" x 11'10"

Inglenook style fireplace with cast iron multi fuel stove with granite hearth. Quality Herringbone design wood effect tiled floor extending through ground floor.

#### LUXURY SHAKER KITCHEN

Equipped with a comprehensive range of high and low level fitted shaker style units in dark green finish with contrasting work surfaces. Twin glazed display cabinets. Single drainer sink unit with Swan neck mixer tap in brass finish. A range of integrated appliances including eye level oven, dishwasher and fridge freezer. Fixed centre island with contrasting work surface integrated four ring gas hob, overhead extractor fan in suspended canopy with glass hood. Breakfast bar style return for casual dining. Open plan through to:-

#### FAMILY ROOM/ SUN LOUNGE 12'0" x 12'2"

Views over garden. PVC double glazed twin doors and double glazed single door to patio and garden.

#### UTILITY AREA 8'4" x 4'2"

Plumbed for washing machine.

#### FURNISHED CLOAKROOM

Comprising wash hand basin, housed in modern vanity unit. button flush w.c.

### FIRST FLOOR

#### BEDROOM 1 13'7" x 11'10"

At max. Built in three bay sliderobes with mirrored center plus separate double sliderobe. Laminate flooring.

#### DELUXE MODERN EN SUITE

Comprising wash hand basin housed in modern vanity unit, step in fully tiled shower enclosure and low flush w.c. Tiled floor.

#### BEDROOM 2 11'2" x 8'9"

Laminate flooring.

#### BEDROOM 3 8'0" x 6'6"

Laminate flooring. Presented used as office / study.

#### LUXURY MODERN FAMILY BATHROOM

Comprising panelled bath, button flush w.c. and separate fully tiled shower enclosure. wash hand basin housed in modern vanity unit. Tiled floor. Complementary wall tiling.

### OUTSIDE


Neat well maintained garden in lawn.

Driveway to side with ample parking for a number of vehicles.

Private garden to rear in lawn screened by perimeter fence with private paved patio area perfect for evening entertaining.

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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