

## **20 Abernethy Gardens, Newtownabbey, BT36 6QG**



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Luxury Gloss Fitted Kitchen With Dining Aspect
- Contemporary Modern First Floor Shower Room
- Extensive Private Mature Rear Garden
- PVC Double Glazed Windows, Doors And Fascias
- Gas Central Heating
- Cul De Sac Position

**PRICE Offers Over £160,000**

*Positioned within a highly regarded established location convenient to local schools, shops and public transport. This beautifully maintained 3 bedroom semi detached enjoys a well planned open plan living layout incorporating a luxury gloss kitchen with casual dining aspect and contemporary modern first floor shower room. Externally there is an extensive private mature garden to rear perfect for family barbeques and evening entertaining plus an attached matching garage.*

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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:-

#### WELL MAINTAINED SPACIOUS ENTRANCE HALL

Quality hardwood exposed flooring extending through ground floor.

#### LOUNGE 13'8" x 10'10"

Attractive open fireplace with black tiled slate effect inset and matching hearth with painted wooden surround. Twin French style doors opening into:-

#### OPEN PLAN LUXURY KITCHEN/ DINING 17'2" x 12'3"

Equipped with a comprehensive range of high and low level fitted units in gloss finish with co-ordinating quartz work surfaces. A range of integrated appliances including eye level oven, 4 ring hob with overhead extractor fan housed in stainless steel canopy and dishwasher. Inlaid stainless steel sink unit with swan neck mixer tap. Part porcelain tiled floor. Twin double glazed doors to garden.

### FIRST FLOOR

#### LUXURY CONTEMPORARY MODERN SHOWER ROOM

Comprising large open shower enclosure with 'Drench' style shower, button flush w.c. and wash hand basin housed in modern gloss vanity unit. Tiled floor. Complementary wall tiling.

#### BEDROOM 1 13'6" x 9'2"

Fitted wall to wall mirrored three bay sliderobe.

#### BEDROOM 2 10'8" x 10'0"

Fitted with double mirrored sliderobe.

#### BEDROOM 3 10'6" x 6'6"

### OUTSIDE

Neat well maintained front garden laid in lawn. Screened by brick wall and perimeter fence. Driveway to side with ample parking leading to:-

#### ATTACHED MATCHING GARAGE 25'8" x 7'8"

Approx Up and over door. Power and light. Plumbed for washing machine.

Extensive private mature garden to rear. Laid in neat lawn. Screened by perimeter fence. Edged in blue slate. Paved patio area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(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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