

info@country-estates.com

www.country-estates.com

# 35 Alderley Place, Newtownabbey, BT36 7SJ







- Detached Villa
- 3 Bedrooms
- 1+ Reception
- Prime Corner Private Site
- Highly Regarded Mews Style Development
- Contemporary Modern Kitchen/ Dining Aspect
- Luxury Recently Installed Bathroom
- PVC Double Glazed Windows/ Gas Central Heating
- Attached Matching Garage
- Beautifully Presented Throughout

# PRICE Offers Over £185,000

Positioned on a prime corner site within a highly regarded Mews style development. This attractive 'Stone Clad' detached villa has been extensively modernised by the present vendors incorporating a luxury kitchen with informal dining aspect, luxury recently installed bathroom suite, furnished ground floor cloakroom and a well planned living layout. Externally there are private enclosed gardens with an attached matching garage.

# >Sales >New Homes >Commercial >Rentals >Mortgages

## ACCOMMODATION

#### **GROUND FLOOR**

Front door into:-

#### WELL PRESENTED ENTRANCE HALL

Wood effect tiled floor extending into lounge.

#### **FURNISHED CLOAKROOM**

Comprising button flush w.c. modern vanity unit with mono bloc tap. Tiled floor. PVC panelled grey tiled effect cladding.

## LOUNGE 13'8" x 13'0"

Feature bay window. Dual window aspect. Wall mounted gas fire. Low voltage lighting.

## MODERN KITCHEN WITH INFORMAL DINING ASPECT 19'10" x 8'0"

Equipped with a comprehensive range of high and low level fitted beech effect units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including oven, 4 ring hob, overhead extractor fan housed in stainless steel canopy, fridge freezer and washing machine. Twin PVC double glazed doors to garden.

#### FIRST FLOOR

# BEDROOM 1 13'0" x 9'6"

Equipped with an extensive range of bespoke built in Quality bedroom furniture.

## BEDROOM 2 9'8" x 7'10"

Built in cabin bed with matching overhead storage units.

#### BEDROOM 3 9'10" x 7'10"

Fitted with bespoke built in bedroom furniture.

#### LUXURY BATHROOM SUITE

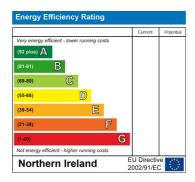
Comprising 'P' shaped bath with fixed shower screen and drench style shower, wash hand basin in modern vanity unit with mono bloc tap and button flush w.c.

#### **OUTSIDE**

Driveway to side with twin ornamental gates to parking forecourt. Neat garden to front and side in lawn screened by perimeter wall and railings.

Private enclosed hard landscaped two tiered garden to rear. Fully paved. Screened by perimeter fence.

# ATTACHED MATCHING GARAGE



# 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.

