

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

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

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

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