

35 Wells Gate, Newtownabbey, BT36 6FR



- Recently constructed semi-detached house
- Located towards the bottom of a sought after a cul-de-sac development
- Beautiful open aspect to front offering panoramic views
- Three bedrooms
- One reception room
- Modern fitted kitchen with full range of integrated appliances
- Rear garden in lawn with flagged patio area and raised bedding
- PVC double glazing/ Gas central heating
- Driveway to side with ample parking
- No onward chain and freshly decorated both internally and externally

PRICE Offers Around £189,950

Positioned within a highly regarded popular modern development. This 3 bedroom contemporary family home boasts a well planned living layout incorporating a furnished ground floor cloakroom, deluxe en suite shower room modern family bathroom and a luxury ivory shaker style fitted kitchen with living/dining aspect. With a high level of interest anticipated an early viewing is recommended.

>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:-

SPACIOUS WELL PRESENTED HALL

With tiled floor extending into kitchen/ dining.

FURNISHED CLOAKROOM

Comprising wash hand basin with mono bloc tap and button flush w.c.

LOUNGE 16'3" x 10'2"

Modern wall mounted electric fire. Wood effect tiled floor. Dual window aspect.

OPEN PLAN KITCHEN/ LIVING/ DINING ASPECT 17'5" x 12'6"

Equipped with a comprehensive range of high and low level fitted shaker style fitted units in ivory finish with contrasting work surfaces. Single drainer sink unit. A host of integrated appliances including oven 4 ring gas hob, overhead extractor fan housed in stainless steel canopy, fridge freezer, dishwasher and washing machine. Complementary wall tiling. Twin PVC double glazed doors to garden.

FIRST FLOOR

BEDROOM 1 12'6" x 10'3"

EN SUITE SHOWER ROOM

Comprising button flush w.c, semi pedestal wash hand basin with mono bloc tap and large walk in shower cubicle.

BEDROOM 2 12'6" x 10'0"

Enjoying far reaching open aspect.

BEDROOM 3 8'9" x 7'9"

Enjoying far reaching open aspect.

MODERN FAMILY BATHROOM

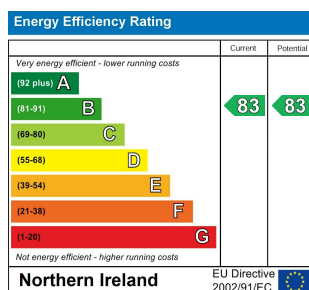
Comprising semi pedestal wash hand basin with mono block tap, button flush w.c, panelled bath with fully tiled walls and fully tiled shower enclosure. Tiled floor.

OUTSIDE

Neat well maintained garden to front in lawn.

Driveway to side with ample parking.

Large private enclosed garden to rear in lawn and screened by perimeter fence.



IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

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