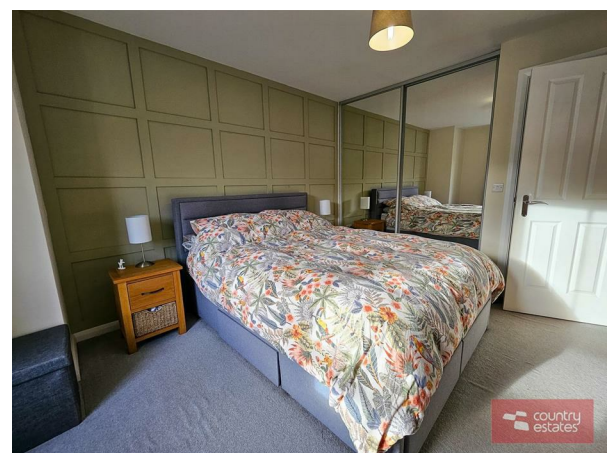
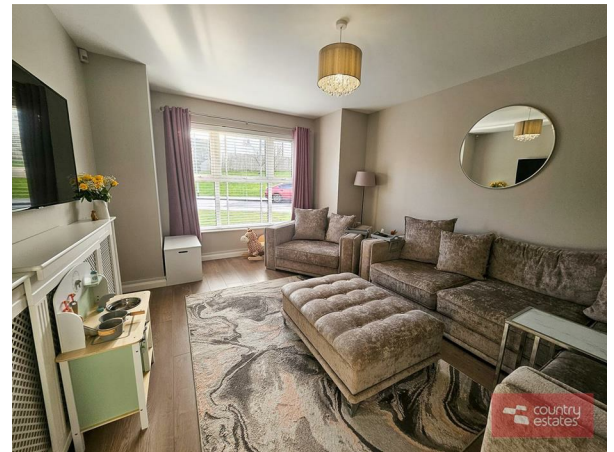


5 Foxtan Place, Newtownabbey, BT36 5FS



- **Modern Semi Detached**
- **Prime Extensive Site**
- **3 Bedrooms**
- **1+ Receptions**
- **Luxurious Modern Fitted Kitchen With Dining Aspect**
- **Modern Deluxe Family Bathroom**
- **Modern En Suite Shower Room**
- **PVC Double Glazed Windows / Gas Central Heating**
- **Beautifully Presented Throughout**
- **Popular Modern Development**

PRICE Offers Over £214,950

Situated within a popular established modern development just off the Ballycraigy Road. Positioned on a prime private site enjoying an open aspect. This beautifully presented 3 bedroom semi detached home enjoys a well planned living layout with an open plan kitchen / dining area and separate utility room, spacious lounge and master bedroom with built in wardrobe and modern en suite shower room. An early viewing is highly 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

Composite front door with (window above door) into:

WELL PRESENTED ENTRANCE HALL

Tile flooring extending into kitchen / dining area

MODERN FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with mosaic effect tiled splashback, button flush w.c and tiled floor

LIVINGROOM

15'5" x 11'5" (4.70m x 3.48m)

Laminate strip flooring

OPEN PLAN LUXURY KITCHEN WITH DINING ASPECT

15'8" x 11'1" (4.8 x 3.4)

Equipped with a comprehensive range of high and low level fitted units in gloss white finish with contrasting worksurfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy. Integrated fridge / freezer and dishwasher. Complementary tiled splashback. PVC double glazed French doors to rear gardens and patio

UTILITY ROOM

Plumbed for washing machine

FIRST FLOOR

Landing area with access to floored roofspace

BEDROOM 1

13'1" x 11'5" (4.0 x 3.5)

Feature painted panelled accent wall. Built in modern double mirrored sliderobe

MODERN EN SUITE

Comprising semi pedestal wash hand basin with mono bloc tap. Button flush w.c, fully tiled shower enclosure with thermostatically controlled shower. Tiled floor

BEDROOM 2

11'1" x 7'2" (3.4 x 2.2)

BEDROOM 3

10'2" x 8'2" (3.1 x 2.5)

Presently used as home office / study

MODERN FAMILY BATHROOM SUITE

Comprising semi pedestal wash hand basin with mono bloc tap, feature tiled accent panel with mirror. Button flush w.c. Fully tiled panelled bath with mixer taps and thermostatically controlled shower with glass shower screen. Tiled floor and upstands

OUTSIDE

Neat well maintained garden to front in lawn with private driveway. Large private enclosed gardens to side and rear screened by perimeter fence. Brick paved patio area perfect for family barbecues.

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) A		
(81-91) B	83	83
(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	

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Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

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