

12 Cottonmount Drive, Newtownabbey, BT36 4AR



- **Modern Semi Detached**
- **Extensive Corner Site**
- **3 Bedrooms**
- **1+ Reception**
- **Modern Contemporary Kitchen with Dining Aspect**
- **Modern Family Bathroom Suite**
- **Modern Ensuite Shower Room**
- **PVC Double Glazed/Gas Central Heating**
- **Beautifully Presented Throughout**
- **Popular Modern Development**

PRICE Offers Over £214,950

Situated within a popular established modern development just off Sealstown Road. Positioned on an extensive corner site. This beautifully presented 3 bedroom semi detached home enjoys a well planned living layout with a kitchen and casual dining area with a separate utility room, spacious lounge and master bedroom with modern ensuite shower room. An early viewing is highly recommended.

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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

ACCOMODATION

GROUND FLOOR

Composite front door into spacious, well presented entrance hall. White marble effect tiled floor extending into kitchen.

LOUNGE

18'0" x 11'5" (5.5 x 3.5)

Feature wall hung electric fire.

MODERN CONTEMPORARY KITCHEN WITH INFORMAL DINING A

18'0" x 9'2" (5.5 x 2.8)

Equipped with a comprehensive range of high and low level fitted units in matte grey finish with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with pull out swan neck tap. Integrated oven with 4 ring gas hob and stainless steel splash back. Overhead extractor fan housed in a stainless steel canopy. Integrated dishwasher. Space for free standing fridge freezer. PVC DG french doors to garden.

UTILITY

7'10" x 6'10" at widest points (2.4 x 2.1 at widest points)

Equipped with a single drainer stainless steel sink unit with swan neck mixer tap. Under sink storage cupboards. Plumbed for washing machine. Space for free standing tumble dryer.

Furnished Cloakroom

6'2" x 3'3" (1.9 x 1.0)

Comprising semi pedestal wash hand basin with monobloc tap and tiled splash back. Button flush WC. White marble effect tiled floor.

FIRST FLOOR

Shelved storage cupboard. Access to roof space,

BEDROOM 1

12'9" x 9'2" (3.9 x 2.8)

Dual window aspect

MODERN SHOWER ROOM ENSUITE

Comprising vanity unit wash hand basin with monobloc tap and tiled splash back. Button flush WC. Fully tiled shower enclosure with thermostatically controlled shower. Tiled floor.

BEDROOM 2

11'9" x 11'5" at widest points (3.6 x 3.5 at widest points)

Dual window aspect.

BEDROOM 3

8'6" x 7'10" (2.6 x 2.4)

Presently used as dressing room.

MODERN FAMILY BATHROOM SUITE

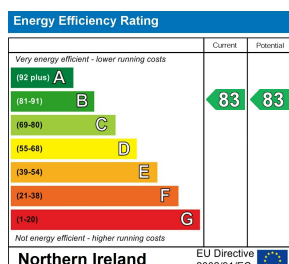
Comprising semi pedestal wash hand basin with monobloc tap. Button flush WCC. Fully tiled panel bath with mixer taps and shower attachment with glass shower screen.

OUTSIDE

Neat, well maintained, extensive garden to front and side laid in lawn with paved driveway suitable for a variety of vehicles.

Extensive private garden to side laid in part neat lawn with with paved and decked patio area, perfect for family barbecues. Screened by perimeter fence and wall.

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



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