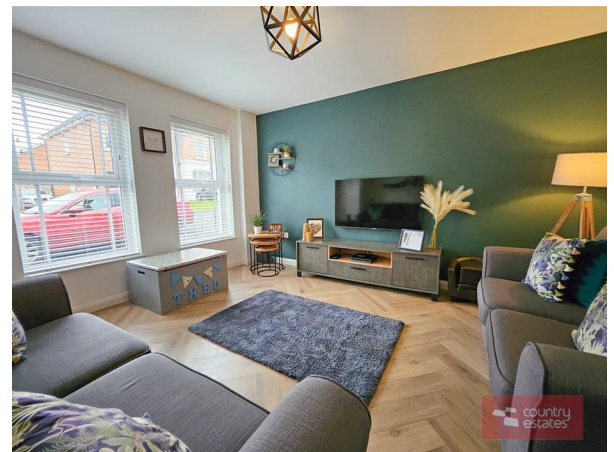


## 32 Foxtan Place, Newtownabbey, BT36 5FS



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1+ Reception**
- **Luxury Modern Fitted Kitchen/Dining**
- **Modern Furnished Cloak Room**
- **Luxury Family Bathroom Suite**
- **Luxury Ensuite Shower Room**
- **PVC Double Glazing/Gas Central Heating**
- **Highly Regarded Modern Development**

### PRICE Offers Over £209,950

*Situated within the highly regarded modern Foxtan Development just off the Ballycraigy Road. This 3 bedroom semi detached family home enjoys a well planned living layout comprising a spacious lounge, modern kitchen with dining aspect and furnished cloakroom. Externally the property enjoys a private enclosed garden to rear. 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

Composite front door (with window above) into well presented, spacious entrance hall. Tiled floor extending into kitchen/dining.

### LOUNGE 13'5" x 12'1"

Dual window aspect. Quality composite Herringbone flooring.

### MODERN LUXURY KITCHEN WITH DINING ASPECT 16'6" x 9

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with mixer taps. Integrated oven with separate 4 ring gas hob with overhead extractor fan housed in stainless steel canopy with tiled splash back in white metro brick style. Integrated dishwasher. Space for free standing American style Fridge Freezer. Tiled floor. PVC double glazed French doors to rear garden.

### UTILITY CUPBOARD

Fitted storage units. Plumbed for washing machine.

### FIRST FLOOR

Access to shelved storage cupboard. Access to floored loft with power and light.

### BEDROOM 1 12'1" x 11'1"

Built in twin slide robes.

### LUXURY ENSUITE SHOWER ROOM

Comprising button flush WC. Semi pedestal wash hand basin with monobloc tap. Fully tiled shower enclosure with thermostatically controlled shower. Heated, tiled flooring. Chrome towel radiator.

### BEDROOM 2 10'2" x 8'6"

Built in twin mirrored slide robes. Quality laminate flooring.

### BEDROOM 3 10'2" x 7'2"

Built in wardrobe and storage cupboards.

### MODERN FAMILY BATHROOM SUITE

Comprising button flush WC. Semi-pedestal wash hand basin with monobloc tap and tiled splash back. Panel bath with shower screen and thermostatically controlled shower. PVC panelled walls. Tiled floor.

### OUTSIDE

Neat garden to front laid in lawn. Parking to side with ample space for a variety of vehicles.

Private, well maintained garden to rear laid in lawn with patio area, perfect for family BBQ's. Storage shed with power and light. Screened by perimeter fence.

**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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