



20 Foxtan Avenue, Newtownabbey, BT36 5FA

- Modern Semi Detached Home
- Bay Fronted Lounge
- Luxury Fitted Kitchen; Utility Store
- Gas Heating; PVC Double Glazing
- Gardens Front, Side and Rear
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Generous Sized Private Driveway
- Immaculately Presented Throughout

Offers Over £219,950

EPC Rating B



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Composite front door with hardwood, double glazed fanlight over.  
Tiled floor. Stairwell to first floor.

#### FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash  
hand basin and WC. Tiled floor.

#### LOUNGE 15'5" x 11'11"

Bay window to front elevation. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 16'0" x 11'2"**

Luxury fitted storage kitchen with range of high and low level storage units with contrasting, corian work surface. Inlaid 1.5 bowl sink unit. Integrated, touch screen induction hob with corian splashback and extractor hood over. Integrated oven, microwave oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Corian upstands to walls. Tiled floor. Access to utility store. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to large, walk in store and roof space.

### **PRINCIPAL BEDROOM 12'11" x 11'10" (plus wardrobe space)**

Fitted wardrobes in mirror panelled sliding doors.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **BEDROOM 2 10'3" x 8'2"**

Elevated rural views to rear.

### **BEDROOM 3 10'3" x 7'6" (plus wardrobe space)**

Fitted wardrobes in mirror panelled sliding doors. Elevated rural views to rear.

### **DELUXE, FULLY TILED FAMILY BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Chrome towel radiator.

## **EXTERNAL**

Generous sized private driveway area, finished in tarmac.

Front and side garden, finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden, finished in lawn, timber decking, paved patio area and decorative stone.

Elevated rural views.

Outside tap.

External power points.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, modern, three bedroom, semi detached home, occupying a prime site within the well sought after Foxton development, Ballycraigy Road, Glengormley, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge, kitchen with informal dining area, luxury fitted kitchen, utility store, three well-proportioned bedrooms, to include principal bedroom with en suite shower room, and deluxe, fully tiled, family bathroom. Externally, the property enjoys generous sized private driveway finished in tarmac, and gardens front, side and rear, finished in lawn, paved patio area, timber decking and decorative stone. Other attributes include gas heating, PVC double glazing and rural views. Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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