



36 Elmwood Cottages, Newtownabbey, BT36 5WQ

- End Town House
- Lounge; Focal Point Fireplace
- Family Bathroom; Furnished Cloakroom
- Private Double Driveway
- Rural Views; Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Landscaped Rear Garden
- Immaculately Presented Throughout

Offers Over £149,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 16'6" x 11'3"

Contemporary, wall mounted, electric, focal point fireplace. Picture window to front elevation, enjoying elevated rural views. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 15'3" x 8'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Space and plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio door to rear garden.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 11'7" x 7'10" (wps)

Fitted wardrobe with mirror panelled, sliding doors.

BEDROOM 2 13'2" x 7'10" (wps)

Built in wardrobe. Elevated rural views to front elevation.

BEDROOM 3 7'10" x 7'3" (wps)

Elevated rural views to front elevation. Built in shelved store.

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Double driveway, finished in tarmac.

Tiled entrance canopy.

External lighting.

Fully enclosed, low maintenance rear garden, finished in artificial grass, paving, timber decking, decorative stone, and tree bark bedding, with range of plants, trees and shrubbery. Outside tap.

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, three bedroom, end town house property, located within the popular Elmwood Cottages development, Ballyclare Road, Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, furnished cloakroom, three first floor bedrooms, and bathroom with white three piece suite. Externally, the property enjoys private double driveway, finished in tarmac, and fully enclosed, low maintenance, fully landscaped rear garden. Other attributes include gas heating, PVC double glazing, rural views and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	

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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