

# 31 Elmwood Cottages, Glengormley, BT36 5WQ



- Superb 3 Storey Contemporary Townhouse
- 4 Bedrooms Plus Study
- 1+ Reception
- Modern Fully Fitted Shaker Kitchen / Dining Area
- Master Bedroom with Luxurious Ensuite
- 2nd Floor Modern Shower Room
- Gas Heating/PVC Double Glazing
- Modern Cloakroom on Ground Floor
- Sought After news Style Development

**PRICE Offers Around £174,950**

*Positioned within one of Newtownabbey's most sought after news style developments. This superb 3 storey townhouse is the former show home and is built within a crescent shape landmark building and is ideally suited to the young professional buyer searching for a contemporary home with adaptable living aspect. Perfectly positioned within close proximity to the A8 Belfast city centre is within a 10 minute commute. Enjoying a well planned living layout comprising 4 bedrooms, 1+ reception, study and 3 bathrooms. With a high level of interest anticipated we strongly recommend an early viewing!*

**>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

## Ground Floor

Hardwood front door with double glazed centrepiece into spacious beautifully presented entrance hall with porcelain floor tiles.

## FURNISHED CLOAKROOM

Comprising button flush WC. Feature corner semi-pedestal wash hand basin with monobloc tap. Polished porcelain floor tiles.

## LOUNGE

13'3" x 11'0" (4.04 x 3.35)

Attractive modern fireplace with polished granite inset, hearth and walnut surround. Dual window aspect. Solid antique oak strip flooring.

## LUXURIOUS SHAKER FITTED KITCHEN WITH CASUAL DINING

18'3" x 10'6" (5.56 x 3.20)

Equipped with a comprehensive range of high and low level fitted shaker style units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer taps. A range of Integrated appliances to include integrated oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy. Integrated washing machine, dishwasher and fridge freezer. Porcelain floor tiles. Complimentary wall tiling. PVC double glazed sliding patio doors to private rear garden.



## First Floor

Spacious landing with storage cupboard.

## BEDROOM 1

11'3" x 10'6" (3.43 x 3.20)

Built in wardrobe. Twin PVC double glazed French doors to guard rail balcony.

## LUXURIOUS SHOWER ROOM ENSUITE

Comprising button flush WC. Quarter rounded fully tiled shower cubicle with decorative coloured glass border inset. Semi-pedestal wash hand basin with monobloc tap.

## BEDROOM 2

11'3" x 10'3" (3.43 x 3.12)

Built in wardrobe.

## LUXURIOUS WHITE BATHROOM SUITE

Comprising button flush WC. Panelled bath, semi-pedestal wash hand basin with monobloc tap. Tiled floor. Complimentary wall tiling with decorative coloured glass border inset.

## Second Floor

Gallery style landing, access to roofspace.

## BEDROOM 3

11'3" x 10'4" (3.43 x 3.15)

Built in wardrobe with gas boiler.

## BEDROOM 4

10'8" x 10'1" (3.25 x 3.07)

Built in wardrobe.

## STUDY / OFFICE OR BEDROOM 5

6'8" x 5'6" (2.03 x 1.68)


## DELUXE MODERN SHOWER ROOM

Comprising button flush WC. quadrant shower enclosure with thermostatically controlled shower. Semi-pedestal wash hand basin.

## Outside

Private enclosed garden to rear screened by perimeter fence with patio area off kitchen / dining area, ideal for summer barbecues and evening entertaining.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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