

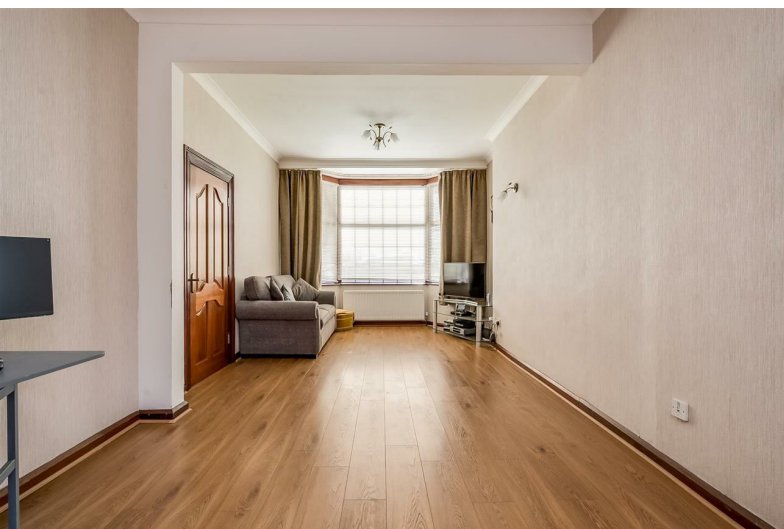


## 6 Elmfield Avenue, Newtownabbey, BT36 7RS

- Family Sized Detached Home
- Kitchen With Informal Dining Area
- Family Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Gardens Front and Rear
- Five Bedroom; Three+ Reception
- Utility Room; Ground Floor Shower Room
- Gas Heating; PVC Double Glazing
- Large, Matching Detached Garage; Separate Store
- Convenient Location

Offers Over £265,000

EPC Rating D



6 Elmfield Avenue, Newtownabbey, BT36 7RS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, glass panelled double doors. Tiled floor. Panelling to walls. Hardwood, glass panelled door with matching, stained glass, side screens, leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Feature height ceiling with coving. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 24'0" x 11'3" (wps)

Bay window to front elevation. Wood laminate floor covering. Feature height ceiling with coving. PVC double glazed door leading to shower room.

#### FAMILY ROOM 12'6" x 11'3" (wps)

Bay window to front elevation. Feature height ceiling with coving. Open fire in marble fireplace. Timber flooring.

#### DINING ROOM 11'1" x 11'0"

Wood laminate floor covering.



## **KITCHEN WITH INFORMAL DINING AREA 14'3" x 14'0"**

Modern fitted, high gloss kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with glass splashback and stainless steel extractor hood over. Integrated double oven, fridge freezer and dishwasher. Upstands to walls to match work surface. Dual aspect corner window. Tiled floor. PVC double glazed door leading to:

## **UTILITY ROOM 10'6" x 10'2" (wps)**

Range of fitted high and low level storage units, with contrasting work surface to match kitchen. Stainless steel sink unit with draining bay. Tiled floor. Dual aspect corner window. Access to shower room. PVC double glazed door to rear garden.

## **WET ROOM STYLE SHOWER ROOM**

Shower area, white, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Fully tiled walls. Access to roof space.

## **FIRST FLOOR**

### **LANDING**

Double doors to built in store. Access to hot press. Access to roof space.

### **BEDROOM 1 11'3" x 11'2"**

### **BEDROOM 2 11'4" x 11'2"**

### **BEDROOM 3 11'4" x 11'2"**

Fitted wardrobes with mirror panelled sliding doors.

### **BEDROOM 4 11'5" x 11'2"**

### **BEDROOM 5 14'2" x 8'1" (wps)**

Built in double wardrobe.

### **BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls.

### **SEPARATE SHOWER ROOM**

White, two piece suite comprising panelled shower enclosure and vanity unit. Electric shower. Chrome towel radiator.

### **EXTERNAL**

Front garden, finished in lawn and brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

Generous sized private driveway to rear finished in concrete.

Rear garden finished mainly in lawn.

Outside taps.

### **ATTACHED STORE 19'4" x 6'10"**

Timber double doors to front with PVC double glazed service door to rear. Power, light and gas fired central heating boiler.

### **LARGE DETACHED GARAGE 22'10" x 13'3"**

Metal, roller shutter door. Separate timber service door. Power and light.





**Family sized, five bedroom, three+ reception detached home, with large, matching detached garage, conveniently located within Elmfield Avenue, Glengormley, Newtownabbey. Accommodation comprises entrance porch, entrance hall, lounge, family room, dining room, kitchen with informal dining area, utility room, wet room style, ground floor, shower room, five well-proportioned bedrooms, family bathroom and separate shower room. Externally, the property enjoys generous sized private driveway area, gardens front and rear, finished mainly in lawn, attached garden store, and large, matching detached garage. Other attributes include gas heating and PVC double glazing. 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>63</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 are 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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