



# 6 The Villas

Old Mossley, NEWTOWNABBEY, BT36 5PD

Four Bedrooms.  
Three Reception Rooms.  
Large, Open-Plan Kitchen/Dining/Reception.  
Detached Matching Garage.

A Barton Company is pleased to present FOR SALE, this excellent semi-detached, four-bedroom villa, in popular and convenient Old Mossley, with beautiful views over Mossley Dam and the Mill Pond. Ideal for a larger family, with space to grow and develop, this property is sure to impress; Register your interest today!

**For Sale**

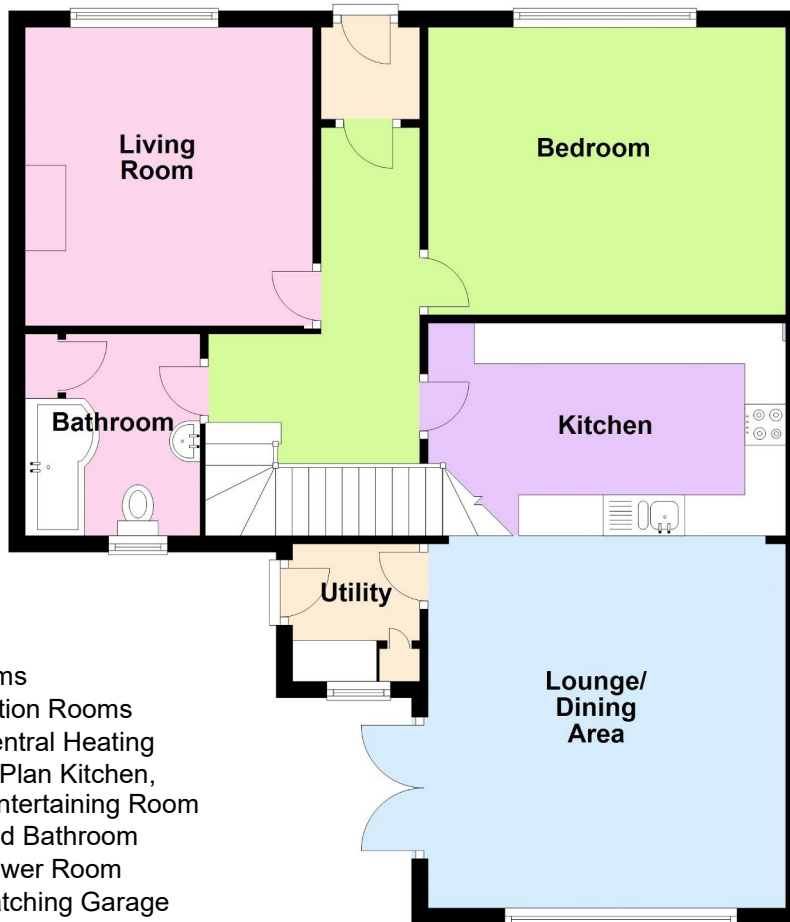
**Offers Around £185,000**

*Viewing by appointment only through agents.*

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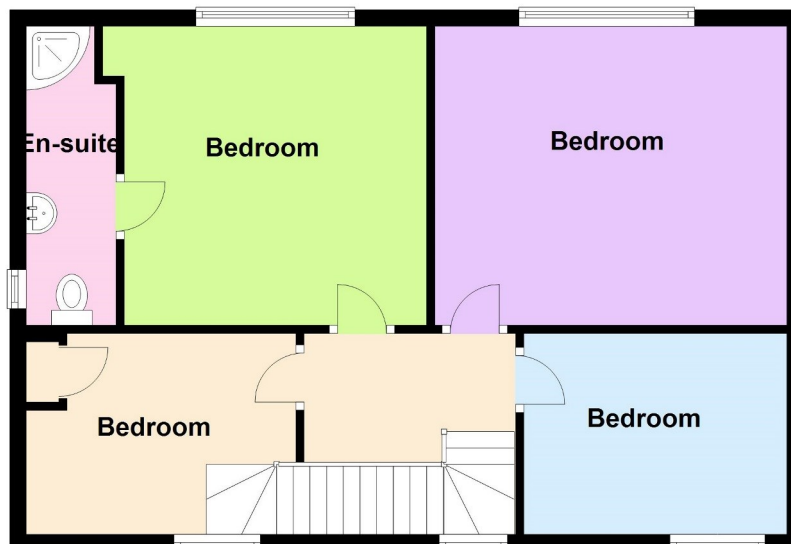
Old Mossley, NEWTOWNABBEY, BT36 5PD

## Ground Floor



- Four Bedrooms
- Three Reception Rooms
- Gas-Fired Central Heating
- Large, Open Plan Kitchen, Dining and Entertaining Room
- Modern, Fitted Bathroom
- En-Suite Shower Room
- Detached Matching Garage
- Enclosed Rear Gardens
- Beautiful panoramic views over Mossley Dam Mill Pond.
- Walking distance from Mossley West Train Station.

## First Floor



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## Accommodation Comprises:

### *Ground Floor*

#### **Entrance Hall**

Wooden flooring.

#### **Family Room**

3.49 x 4.41m (11'5" x 14'6")

Wooden flooring.

#### **Living Room**

3.47 x 3.67m (11'5" x 12'0")

Feature fireplace with wooden mantelpiece surround and hearth. Wooden flooring.

#### **Bathroom**

2.43 x 2.41m (8'0" x 7'11")

Three-piece white bathroom suite comprising: Bath, with mixer tap shower; Pedestal Wash Hand Basin and Low-Flush, Push-Button W.C. Fully tiled walls and floors.

#### **Kitchen**

4.15 x 2.42m (13'7" x 7'11")

Substantial, 'country kitchen'-style, oak fitted kitchen suite comprising floor and eye level units with contrasting work surfaces. Display cabinets. Integrated Microwave Oven. Integrated Conventional Oven. Integrated Gas Hob. Stainless steel sink and drainer with mixer taps. Tiled floor. Feature lighting. Substantial Breakfast Bar. Leading into...

#### **Dining Area**

4.55 x 4.57m (14'11" x 15'0")

Carpeted. Feature lighting. Double doors to patio. Panoramic windows to gardens.

#### **Utility**

1.67 x 2.37m (5'6" x 7'9")

'Country Kitchen' units with contrasting work surfaces. Larder unit. Plumbing for washing machine and tumble dryer. Gas boiler. External Rear door.

### *First Floor*

#### **Landing**

Wooden flooring.

#### **Master Bedroom**

3.52 x 3.49m (11'7" x 11'5")

Sliding Wardrobes. Carpeted.





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## En-Suite

3.47 x 1.18m (11'5" x 3'10")

Three-piece white bathroom suite comprising: Clad corner shower unit with thermostatically controlled shower, Wash Hand Basin with Storage and Low-Flush, Push-Button W.C. Fully Tiled Walls and Floors.

## Bedroom II

4.40 x 3.48m (14'5" x 11'5")

Carpeted.

## Bedroom III

3.41 x 2.44m (11'2" x 8'0")

Carpeted.

## Bedroom IV

3.19 x 2.44m (10'6" x 8'0")

Wooden flooring. Built-in wardrobes.



## External

Detached **Matching Garage**, with light and power.

Enclosed **Back Gardens**. Paved Patio Area. Small lawned areas to front and rear.

Off-Street Parking Tarmac **Driveway** with space for Three Cars. Wrought iron entrance gates. Boundary Wall.

**Energy Performance Certificate** Available on Request.

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.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		