



9 AYLESBURY AVENUE

Newtownabbey BT36

7XY

- Semi Detached Villa
- 3 Beds Master Ensuite
- Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

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

Offers Around £219,950

9 Aylesbury Avenue

, Newtownabbey, BT36 7XY



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, storage cupboard, plumbed for wc and wash hand basin.

LOUNGE

15'4" x 14'8" a widest (4.67m" x 4.47m" a widest)

Hole in wall style mock fireplace, wood laminate flooring, radiator

KITCHEN / DINER

22'5" x 10'8" (6.83m" x 3.25m")

Modern range of high and low level units, wood effect worktops, single drainer sink unit, built in stainless steel oven, ceramic hob, stainless steel extractor fan, plumbed for washing

machine, tumble dryer space, integrated dishwasher, partly tiled walls, wood laminate flooring, modern vertical radiator, pvc double glazed door to rear

FIRST FLOOR

LANDING

BEDROOM 1

15'7" x 10'11" (4.75m" x 3.33m")

Built in mirror sliding robes, wood laminate flooring, radiator

ENSUITE

Panelled bath, shower attachment, semi pedestal wash hand basin, low flush wc, chrome corner shower cubicle, thermostatic shower, partly tiled walls, tiled floor, antique style radiator, velux windows

BEDROOM 2

12'6" x 8'7" at widest (3.81m" x 2.62m" at widest)

Built in wardrobes, wood laminate flooring, radiator

BEDROOM 3

9'2" x 8'3" (2.79m" x 2.51m')

Wood laminate flooring, radiator

SHOWER ROOM

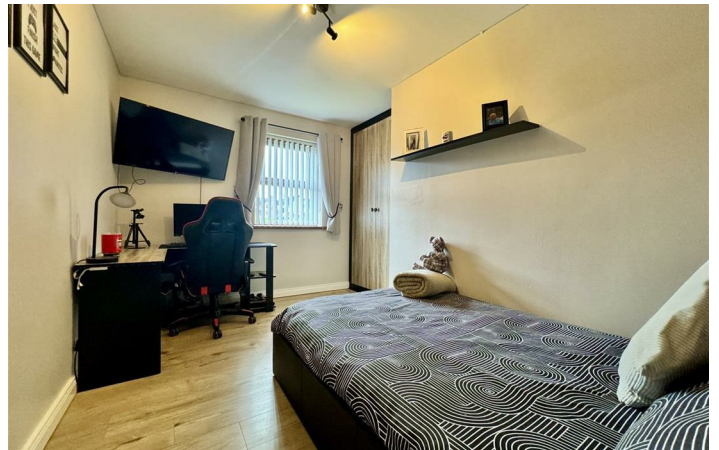
Walk in shower area with glass screen, semi pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, antique style radiator

OUTSIDE

Tarmac driveway
Garden to front in lawn
Fully enclosed garden to rear in lawn with patio area
Garden shed



Directions



Floor Plan

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