



27 Ashford Lodge, Newtownabbey, BT36 5XD

- Immaculately Presented Semi Detached
- Bay Fronted Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Deluxe Fully Tiled Bathroom and En Suite
- Private Driveway; Gardens Front & Rear
- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Conservatory With Cosy Style Roof
- Gas Heating; PVC Double Glazing
- Convenient Location

Offers Over **£199,950**
EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled, French doors leading to:

LOUNGE 17'6" x 12'8" (wps)

Bay window to front elevation. Contemporary, focal point fireplace. Access to under stairs store.

KITCHEN THROUGH DINING ROOM 16'4" x 11'7"

Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Colour coded sink unit with draining bay. Integrated, ceramic, touch screen hob with glass splashback and extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Space for tumble dryer. Illuminated, glass fronted display cabinets. Fitted breakfast bar unit. Upstands to walls. Recessed lighting to kickboards. Tiled floor. Aluminium, double glazed, sliding, patio door, leading to:



CONSERVATORY WITH COSY STYLE ROOF

11'6" x 8'3"

Tiled floor. PVC double glazed, French doors to rear garden.

FIRST FLOOR

LANDING

Positive air ventilation system. Access to partially floored roof space.

PRINCIPAL BEDROOM 12'0" x 11'3" (wps)

Access to store with gas fired central heating boiler.

DELUXE FULLY TILED EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

BEDROOM 2 10'9" x 8'1"

BEDROOM 3 10'9" x 11'2" (wps)

DELUXE FULLY TILED BATHROOM

Contemporary, white, three piece suite comprising freestanding bath, pedestal wash hand basin and WC. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

Front garden finished in lawn, decorative stone and range of shrubs.

Generous sized private driveway area, finished in tarmac.

Tiled entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Rear garden finished in lawn, decorative stone and paved patio area.

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, semi detached home, with extension to rear, situated within the popular and conveniently located Ashford Lodge development, Ballycraigy Road, Newtownabbey.

The property comprises entrance hall, bay fronted lounge with focal point fireplace, kitchen through dining room, modern fitted kitchen, conservatory with cosy style roof, three well proportioned bedrooms, to include principal en suite, and deluxe, fully tiled bathroom, with contemporary, white three piece suite.


Externally, the property enjoys private driveway finished in tarmac and gardens front and rear finished mainly in lawn.

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) A		
(81-91) B		
(69-80) C	72	72
(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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