

10 Cottonmount Drive, Newtownabbey, BT36 4AR



- Beautifully Presented Semi Detached Home
- 3 Bedrooms
- 1 Reception
- Contemporary Kitchen with Casual Dining Aspect
- Furnished Cloak Room
- Modern Bathroom Suite
- Master with Ensuite Shower Room
- Private Enclosed Garden to rear
- PVC Double Glazed/ Gas Fired Central Heating
- Popular Convenient Location

PRICE Offers Over £209,950

Situated within a popular established modern development just off Sealstown Road. This beautifully presented 3 bedroom semi detached home enjoys a well planned living layout with a spacious lounge, contemporary shaker style fitted kitchen and casual dining area and a master bedroom with modern ensuite shower room. This home will ideally suit the first time buyer or young family searching for a modern turn key finish at a realistic price. An early viewing is highly recommended.

>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

ACCOMMODATION

GROUND FLOOR

Composite front door with glazed insets and matching double glazed side screen into spacious well presented entrance hall with marble effect tiled floor, extending into kitchen.

LOUNGE 17'8" x 10'9"

Wall mounted electric fire. Picture style window

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with monobloc tap and tiled splash back, button flush WC. Tiled floor.

CONTEMPORARY KITCHEN WITH DINING ASPECT 18'4" x 10

Equipped with a comprehensive range of high and low level shaker style units in dove grey finish with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit. Boasting a range of integrated appliances to include cooker, separate four ring electric hob, overhead extractor fan housed in stainless steel canopy, dishwasher and fridge freezer. Plumbed for washing machine. Recessed lighting. PVC double glazed French doors to rear garden.

FIRST FLOOR

Shelved storage cupboard. Access to roof space.

BEDROOM 1 12'5" x 10'5"

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, wall mounted vanity unit with wash hand basin and monobloc tap, button flush WC. Tiled floor.

BEDROOM 2 11'5" x 9'6"

BEDROOM 3 8'6" x 7'10"

MODERN BATHROOM SUITE


Comprising panel bath with glazed shower screen and thermostatically controlled shower, pedestal wash hand basin with monobloc top and button flush WC. Tiled floor. Part tiled walls. Recessed lighting.

OUTSIDE

Drive way to front for off street parking.

Private enclosed garden to rear, screened by perimeter fence, and laid in well maintained lawn.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 |  |



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