

**21 Aylesbury Avenue**  
**Mallusk Road, Newtownabbey, BT36 7XY**

**Offers Around**  
**£219,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular development just off the Mallusk Road and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall with furnished cloakroom, large lounge with feature stone fireplace and wood laminate flooring and a modern fitted kitchen / diner with built in oven & hob, space for appliances and PVC double glazed double doors to rear.

Upstairs there are three bedrooms, master ensuite and a separate luxury fully tiled bathroom with white suite.

Other benefits include PVC double glazing and gas heating.

Outside there is a tarmac driveway at rear, additional brick paved off street parking area to front, gardens to front and side in lawn and fully enclosed brick paved garden to side and rear.

Early viewing recommended !!

# 21 Aylesbury Avenue

## Mallusk Road, Newtownabbey, BT36 7XY



- Semi Detached Villa
- Modern Kitchen / Diner
- PVC Double Glazing / Gas
- 3 Beds Master Ensuite
- Downstairs WC
- Driveway & Superb Gardens
- Large Lounge
- Luxury White Bathroom

### ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### ENTRANCE HALL

Composite double glazed front door, wood laminate flooring

#### FURNISHED CLOAKROOM

Low flush wc, corner wash hand basin, tiled floor, radiator

#### LOUNGE

20'8" x 12'11" (6.30m" x 3.94m")  
Feature stone fireplace, wood laminate flooring, two radiators, storage cupboard

#### KITCHEN / DINER

18'5" x 11'3" (5.61m" x 3.43m")  
Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in oven, ceramic hob, stainless steel extractor fan,

integrated fridge / freezer, plumbed for dishwasher and washing machine, gas boiler, tiled floor, radiator, pvc double glazed door to rear

#### FIRST FLOOR

#### LANDING

Access to roofspace via modern fold down ladder

#### BEDROOM 1

13'8" x 10'5"at widest (4.17m" x 3.18m"at widest )  
Radiator

#### ENSUITE

Fully tiled corner shower cubicle, thermostatic shower, semi pedestal wash hand basin, low flush wc, tiled floor, radiator

#### BEDROOM 2

10'9" x 8'1" (3.28m" x 2.46m")  
Radiator

#### BEDROOM 3

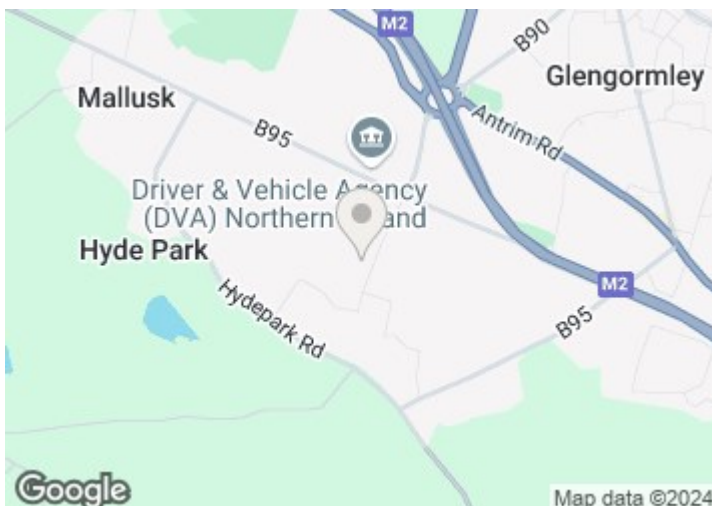
9'3" x 7'3" (2.82m" x 2.21m")  
Radiator

#### BATHROOM

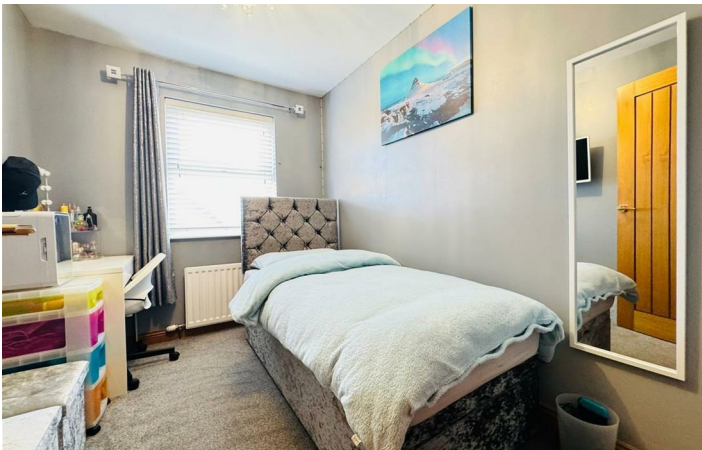
Luxury newly installed white suite comprising free standing bath, floating vanity unit, low flush wc, separate shower cubicle, thermostatic shower, heated towel radiator

#### OUTSIDE

Tarmac driveway at rear  
Additional brick paved parking area to front  
Gardens to front and side in lawn  
Fully enclosed brick paved garden to side and rear



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>	72	75
(55-68) <b>D</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	



**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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