

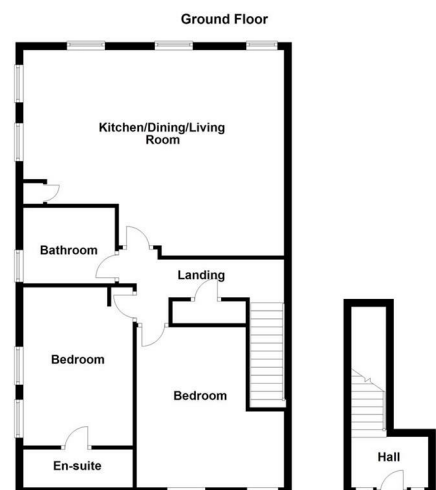


## 8 Foxtan Place, Newtownabbey, BT36 5FS

- First Floor, Maisonette Style Apartment
- Two Well Proportioned Bedrooms
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Communal Garden Area
- Private Entrance Hall
- Spacious Kitchen/Living/Dining Area
- Gas Heating
- Allocated Parking; Communal Guest Parking
- Immaculately Presented Throughout

Offers Over £149,950

EPC Rating B



This plan is for illustrative purposes only.  
Plan produced using PlanIt360

8 Foxtan Place, Newtownabbey

8 Foxton Place, Newtownabbey, BT36 5FS



## **PROPERTY DESCRIPTION**

### **ACCOMMODATION**

#### **PRIVATE ENTRANCE HALL**

Composite, panelled front door with hardwood, double glazed side screens and fanlight over. Tiled floor. Stairwell to first floor.

#### **HALLWAY**

Access to walk-in store and roof space.



## **OPEN PLAN KITCHEN / LIVING / DINING 22'4" x 18'0" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel splashback and extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Upstands to walls to match work surface. Tiled floor to kitchen area. Dual aspect windows to living area. Built in store.

## **PRINCIPAL BEDROOM 13'7" x 9'6"**

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor.

## **BEDROOM 2 12'11" x 12'5" (wps)**

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

### **EXTERNAL**

Allocated parking.  
Communal guest parking.  
Communal gardens finished in grass.

## **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, first floor, maisonette style apartment with private entrance, within the recently constructed Foxton development, Ballycraigy Road, Newtownabbey.*

*The property comprises entrance hall, spacious open plan kitchen / living / dining room, with modern fitted kitchen, two well proportioned bedrooms, to include principal en suite, and separate family bathroom with contemporary, white three piece suite.*

*Externally, the property enjoys allocated parking, communal guest parking, and communal garden area.*

*Other attributes include gas heating, PVC double glazing and convenient location.*

*Ideal first time buy, downsize, or buy to let investment alike.*

*Early viewing highly recommended to avoid disappointment.*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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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