

## 35 Swanston Avenue, Newtownabbey, BT36 5DS



- Immaculately Presented Semi-Detached Home
- 3 Well Proportioned Bedrooms
- 1 Reception
- Contemporary Fitted Kitchen with Casual Dining Aspect
- Deluxe Four Piece Family Bathroom Suite
- Ground Floor Furnished Cloakroom
- Private Enclosed Garden to Rear
- Detached Garage
- Gas Fired Central Heating / PVC Double Glazing
- Highly Popular, Convenient, Residential Location

### PRICE Offers Over £189,950

*Immaculately presented throughout, this three bedroom spacious semi detached family home is positioned within the highly regarded established Swanston area of Newtownabbey. Perfectly situated in close proximity to local schools, shops, public transport and Sandyknowes roundabout. The property enjoys a practical layout incorporating 1 reception, contemporary fitted kitchen with casual dining aspect, ground floor furnished cloakroom, and a deluxe four piece family bathroom. Externally the property enjoys a private driveway to front and a detached garage, a beautifully maintained private garden to rear. This home will interest a variety of buyers. An early viewing is highly recommended.*

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9A Ballyclare Road  
BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with leaded glass insets into spacious, well presented entrance hall. High-gloss ceramic floor tiling extending into kitchen.

### LOUNGE 12'1" x 11'1"

Attractive feature inglenook style fireplace with cast iron stove and tiled heart. Quality laminate flooring.

### FURNISHED CLOAKROOM

Comprising button flush WC and Vanity wash hand basin with monobloc tap.

### CONTEMPORARY FITTED KITCHEN 20'4" x 12'1" at max

With casual dining aspect. Equipped with a comprehensive range of high and low level fitted units with contrasting granite work surfaces and matching upstands. Stainless steel undermounted sink with pull out tap. Boasting a range of integrated appliances to include; eye level oven, five ring electric hob, overhead extractor fan housed in matching pull out canopy and fridge/freezer. Recessed lighting. PVC Double glazed French doors to rear patio.

### FIRST FLOOR

### BEDROOM 1 12'1" x 11'1"

Quality laminate flooring.

### BEDROOM 2 12'1 x 11'1

Quality laminate flooring.

### BEDROOM 3 8'6" x 7'10"

Quality laminate flooring.

### DELUXE FOUR PIECE FAMILY BATHROOM

Comprising double ended bath, fully tiled quadrant shower cubicle with thermostatically controlled drench style shower and hand shower attachment, wall mounted vanity unit with monobloc tap and a button flush WC. Tiled floor. Part tiled walls. Recessed lighting.


### OUTSIDE

Driveway to front and side for off street parking, leading to detached garage.

Private enclosed garden to rear, screened by perimeter fence. Laid in lawn with paved patio and walkways.

### DETACHED GARAGE

With roller shutter door. Plumbed for washing machine.

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	

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



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