

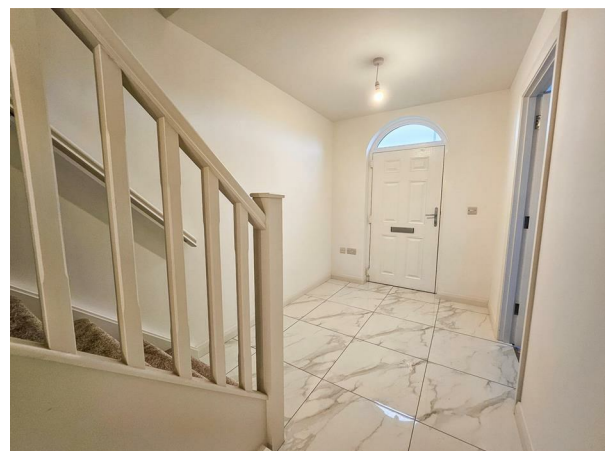
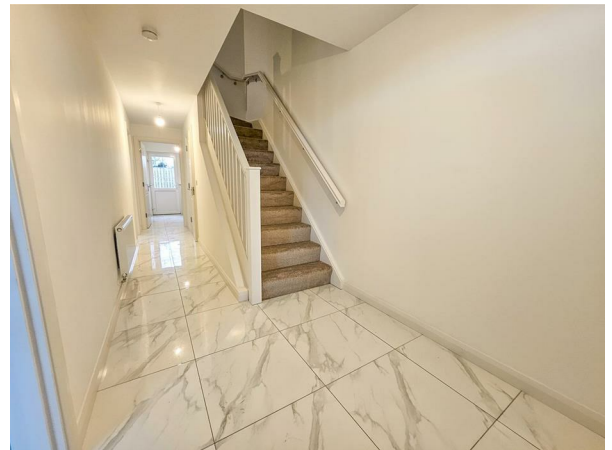
## **10 Park Mews, Newtownabbey, BT36 4BF**



- Immaculately Presented Semi-Detached Home
- 4 Well Proportioned Bedrooms
- 1+ Reception
- Modern Fitted Kitchen with Casual Dining Aspect
- Separate Utility Room
- Contemporary First Floor Bathroom Suite
- Furnished Cloakroom
- Master with Ensuite Shower Room
- Private Enclosed Garden to Rear
- Highly Sought After Modern Development

**£235,000**

Positioned within a highly sought after modern development, this immaculately presented semi-detached home is positioned along the Antrim Road, within close proximity to local amenities. The property enjoys a well planned living layout incorporating four well proportioned bedrooms, spacious lounge, modern fitted kitchen and casual dining area, separate utility, furnished cloak room and first floor contemporary bathroom suite. Externally the property further benefits from a private driveway to front and an enclosed garden to rear. With a high level of interest anticipated, an early viewing is highly recommended.



**>Sales >New Homes >Commercial >Rentals >Mortgages**

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12 Church Street  
BT41 4BA  
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**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### ENTRANCE HALL

Spacious entrance hall with ceramic floor tiling.

### SPACIOUS LOUNGE

16'2" x 11'3" (4.95 x 3.43)

Large window to the front aspect, allowing plenty of natural light.

### MODERN FITTED KITCHEN / DINING

16'0" x 11'3" (4.88m x 3.43m)

Equipped with a range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, separate four ring electric hob and stainless steel splashback, over head extractor fan housed in stainless steel chimney with glass hood, dishwasher and fridge freezer. Tiled floor. Recessed lighting. PVC double glazed French doors to rear garden.

### UTILITY

8'3" x 6'9" (2.54 x 2.06)

Equipped with low level shaker style base units and contrasting work surface. Plumbed for wash machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear garden.

## FIRST FLOOR

### BEDROOM 1

14'2" x 11'1" (4.32 x 3.4)

### LUXURY ENSUITE SHOWER ROOM

Comprising tiled shower cubicle with thermostatically controlled shower, button flush WC and semi pedestal wash hand basin with monobloc tap. Tiled flooring.

### BEDROOM 2

11'5" x 8'7" (3.48 x 2.62)

### BEDROOM 3

10'5" x 9'4" (3.18 x 2.87)

### BEDROOM 4

14'2" x 6'9" (4.32 x 2.08)

### CONTEMPORARY BATHROOM SUITE

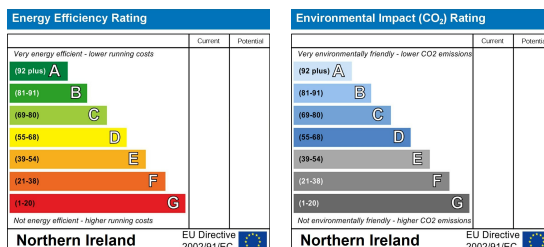
Comprising double ended panel bath with glazed shower screen and thermostatically controlled shower. Button flush WC and semi pedestal wash hand basin. Chrome towel radiator. Tiled floor. Part tiled walls.

## OUTSIDE

Neat garden to front, laid in lawn. Paved walk way to front door and side. Driveway for offstreet parking.

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

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



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