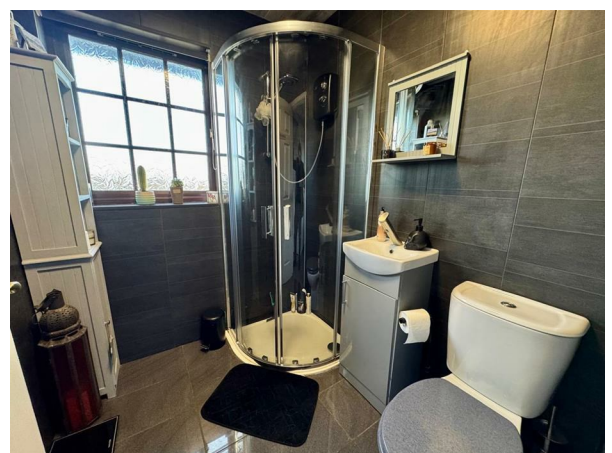


15 Ashley Park, Newtownabbey, BT36 5SA



- **Modern Semi-Detached**
- **3 Bedrooms**
- **1 Reception**
- **Cul De Sac Position**
- **Detached Garage**
- **PVC Double Glazed Windows / Oil Fired Central Heating**
- **Modern Shower Room (Recently Installed)**
- **Popular Semi-Rural Location**
- **Open Aspect To Front**
- **Private Courtyard Style Garden**

PRICE Offers Over £158,950

Positioned within a popular semi-rural location enjoying an open aspect. This modern semi-detached will ideally suit a first time buyer searching for a home in a well regarded location at a realistic price. Boasting a recently installed modern shower room, Beech effect fitted kitchen with dining aspect and a large detached garage. An early viewing is 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

Mahogany effect PVC double glazed front door into:

ENTRANCE HALL

LOUNGE 13'9" x 11'7"

Inglenook style fireplace with cast iron multi fuel stove and slate hearth with wooden mantle. Tiled floor

KITCHEN WITH DINING ASPECT 17'6" x 10'6"

Fitted with a range of high and low level fitted units in beech effect finish with contrasting worksurfaces. Single drainer stainless steel sink unit, integrated oven with 4 ring hob and overhead extractor fan housed stainless steel canopy. Plumbed for washing machine, integrated dish washer. Part tiled walls and tiled floor. PVC double glazed door to garden

FIRST FLOOR

BEDROOM 1 11'3" x 9'9"

Laminate floor. Fitted with a range of built in modern bedroom units with modern overhead storage bays

BEDROOM 2 10'3" x 9'3"

Laminate floor

BEDROOM 3 9'8" x 6'7"


Built in wardrobe

MODERN RECENTLY INSTALLED SHOWER ROOM

Comprising button flush w.c, 1/4 rounded shower cubicle with electric shower unit. PVC panelled walls and ceiling

OUTSIDE

Garden to front laid in part lawn with paved walkway. Driveway to side with ample parking for a number of vehicles. Private enclosed courtyard style garden to rear part paved for easy maintenance.

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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