

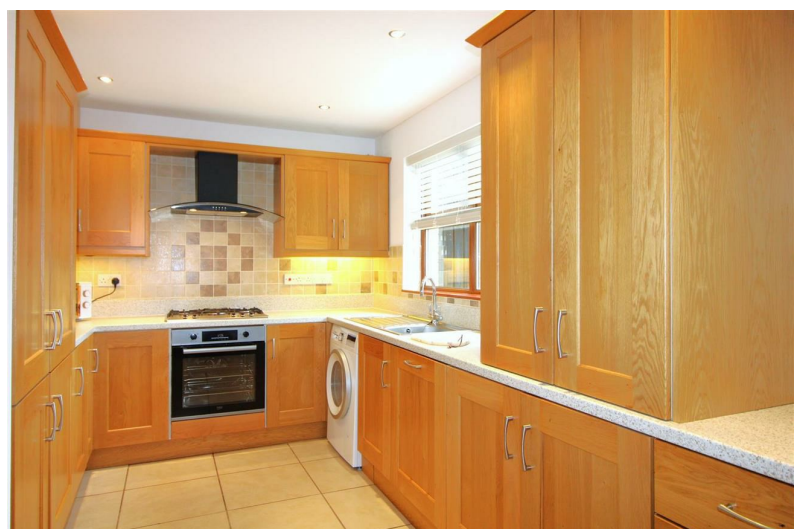


## 14 Aylesbury Park, Newtownabbey, BT36 7XZ

- Semi Detached Villa
- Lounge; Separate Sun Lounge
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Large Matching Detached Garage
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden

Offers Over £209,950

EPC Rating C





14 Aylesbury Park, Newtownabbey, BT36 7XZ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

#### FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

#### LOUNGE 17'7" x 14'8" (wps)

Bay window to front elevation. Gas fire in limestone fireplace. Wood laminate floor covering.



## **KITCHEN THROUGH DINING ROOM 22'0" x 12'4" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. PVC double glazed French door with matching side screen leading to:

## **SUN LOUNGE 10'10" x 8'11" (wps)**

Tiled floor. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access via slingsby style ladder to partially floored roof space with velux window. Access to store.

## **PRINCIPAL BEDROOM 13'3" x 13'0" (wps)**

### **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. Splash back tiling to sink. Tiled floor.

## **BEDROOM 2 13'4" x 11'8" (wps)**

## **BEDROOM 3 9'8" x 8'5"**

### **DELUXE BATHROOM**

Contemporary, white four piece suite comprising panelled corner bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in brick pavior.

Second set of double gates leading to further driveway area, rear garden and garage.

Raised beds with wide array of plants and shrubbery.

CCTV security system.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden with raised beds and range of plants, trees and shrubbery.

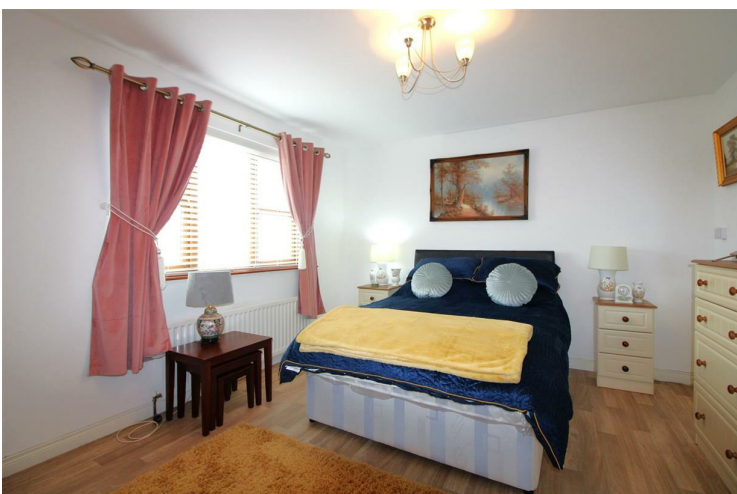
Shed.

External lighting.

Outside tap.

## **LARGE MATCHING DETACHED GARAGE 20'10" x 11'4"**

Up and over main door. Separate, PVC double glazed service door to rear garden. Tiled floor. Power and light.





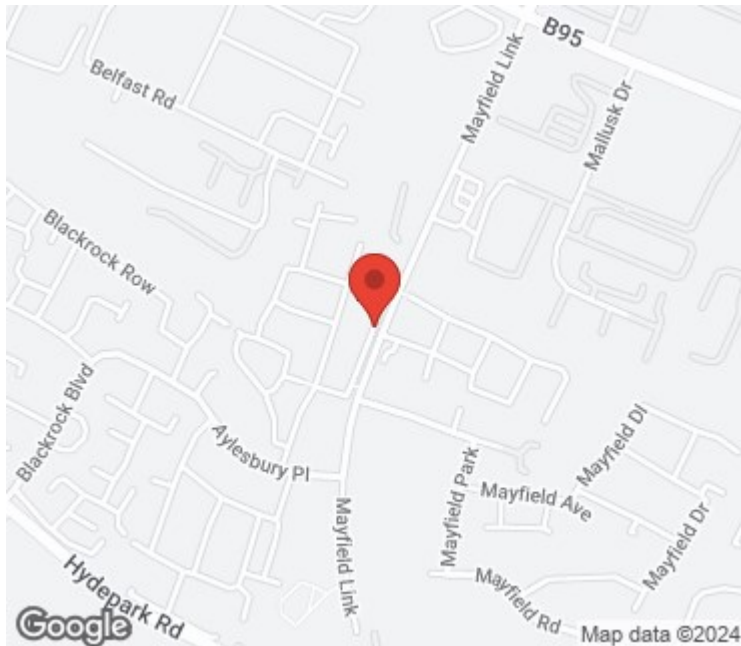


## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, three bedroom / two+ reception, semi detached villa with generous sized private driveway area, large matching detached garage, and fully enclosed, low maintenance paved rear garden, located within the well sought after Aylesbury development, Newtownabbey. The property comprises entrance porch, entrance hall, furnished cloakroom, bay fronted lounge with gas fire, kitchen through dining room with modern fitted kitchen and PVC double glazed French door leading to sun lounge, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with contemporary, white four piece suite. Externally the property enjoys double gates leading to generous sized private driveway area finished in brick pavior, second set of double gates leading to further driveway area, rear garden and large matching detached garage, raised beds with wide array of plants and shrubbery, and fully enclosed, low maintenance, paved rear garden with raised beds and range of plants, trees and shrubbery. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing strongly 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>		
(69-80) <b>C</b>	<b>73</b>	<b>75</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 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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