

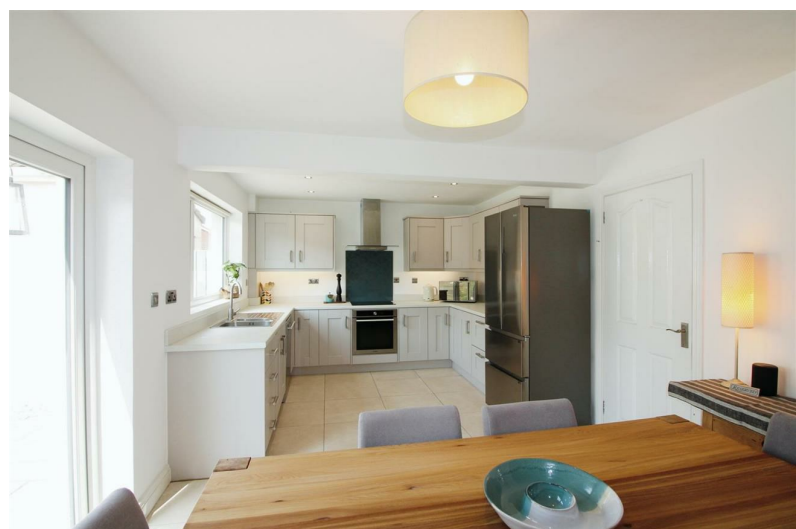


11 Abbeyhill Road, Newtownabbey, BT37 0YE

- Semi Detached Villa
- Lounge; Multi Fuel Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Matching Detached Garage
- Convenient Location; Immaculately Presented

Offers Over £189,950

EPC Rating C



11 Abbeyhill Road, Newtownabbey, BT37 0YE



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, two piece suite comprising vanity unit and WC. Splash back tiling to sink. Tile effect wood laminate floor covering. Access to under stairs store.

LOUNGE 16'7" x 12'11"

Cast iron multi fuel burning stove with slate fireplace, matching hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 19'3" x 10'9"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with glass splash back and extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for dishwasher. Upstands to walls to match work surface. Tiled floor. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space with slingsby style ladder.

BEDROOM 1 13'3" x 10'1"

Built in wardrobe.

BEDROOM 2 10'9" x 10'7"

BEDROOM 3 9'8" x 8'11"

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white four piece suite comprising panelled bath, shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Towel radiator. Access to shelved store with gas fired central heating boiler.

EXTERNAL

Front garden finished in lawn and range of shrubs.

Generous sized private driveway finished in tarmac.

External lighting.

Double gates leading to further driveway area and garage.

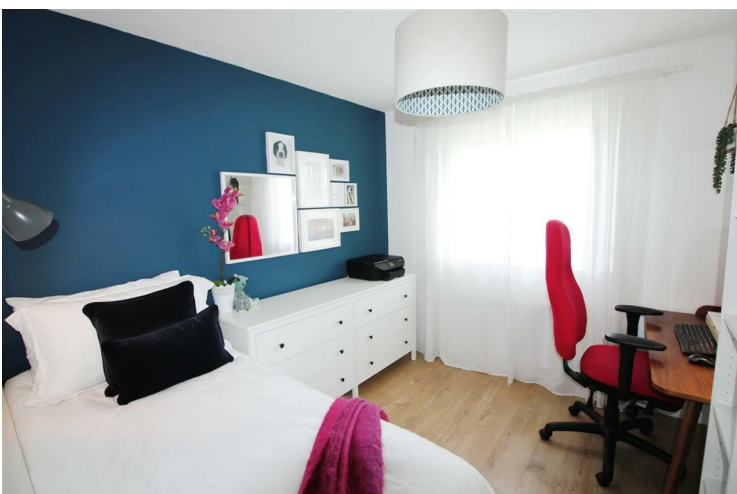
Fully enclosed landscaped rear garden finished in paved patio area, composite decking and decorative stone.

Timber barbecue area.

MATCHING DETACHED GARAGE 19'2" x 13'9"

PVC coated roller shutter door. Separate service door to rear garden. Power, light and utility area (plumbed for automatic washing machine).

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, semi detached villa with fully enclosed, landscaped rear garden and matching detached garage, occupying a prime site within the popular and conveniently located Abbeyhill development, situated off Glenville Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with cast iron multi burning stove, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe fully tiled family bathroom with contemporary, white four piece suite. Externally the property enjoys generous sized private driveway finished in tarmac, front garden finished in lawn and range of shrubs, double gates leading to further driveway area and garage, fully enclosed landscaped rear garden finished in paved patio area, composite decking, decorative stone and timber barbecue area. Other attributes include gas fired central heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(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	

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