



54 Elmwood Cottages, Newtownabbey, BT36 5WQ

- Spacious, End Town House
- Lounge; Open Fire
- Modern, White, High Gloss Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Family Bathroom; White, Four Piece Suite
- Private Double Driveway
- Convenient Location; Rural Views

Offers Over **£145,000**

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 15'4" x 11'9"

Open fire in granite hearth with matching hearth and timber surround. Rural views to front elevation.



KITCHEN THROUGH DINING ROOM 20'0" x 11'10" (wps)

Modern fitted, white, high gloss kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven and microwave oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Twin glass fronted display cabinets. Splash back tiling to walls. Tiled floor. Dual aspect windows. Rural views to side elevation. PVC double glazed, sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 13'6" x 10'5" (wps)

Dual aspect windows. Rural views to side elevation.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink.

BEDROOM 2 11'6" x 9'6"

Rural views to front elevation.

BEDROOM 3 8'11" x 8'2" (wps)

Rural views to front elevation.

FAMILY BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to walls.

EXTERNAL

Private double driveway finished in tarmac.

Side garden finished in lawn.

External lighting.

Large, fully enclosed, rear garden, extending to side, finished in top soil, timber decking and paving.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

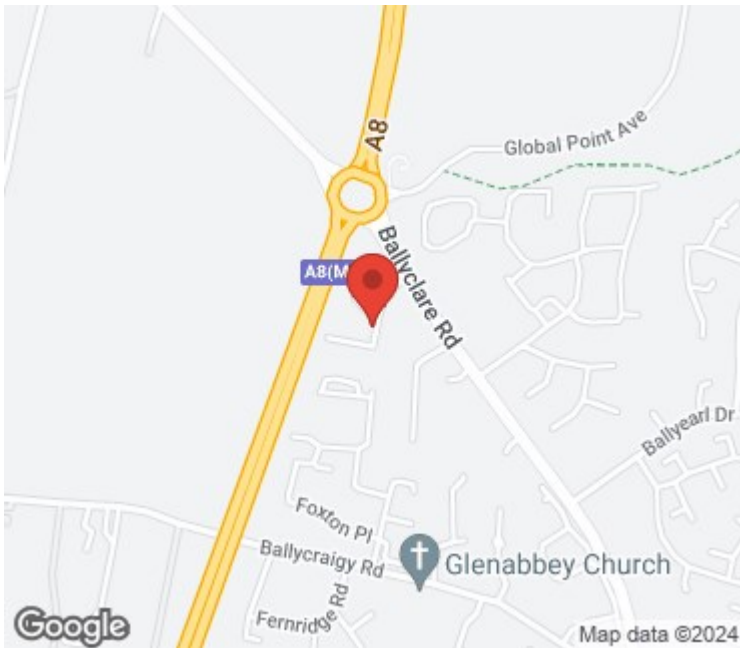




Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom, end town house property, with private double driveway, and large, fully enclosed rear garden, situated within the popular and conveniently located Elmwood Cottages development, Ballyclare Road, Glengormley. The property comprises entrance hall, lounge with open fire, kitchen through dining room, white, high gloss, modern fitted kitchen, three well-proportioned bedrooms, to include principal with en suite shower room, and family bathroom with white, four piece suite. Externally the property enjoys private double driveway finished in tarmac, front garden finished in lawn, and fully enclosed, rear garden finished in top soil, paving and timber decking. Other attributes include gas fired central heating, PVC double glazing and elevated rural views. 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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