



## 2 Church Mews, Newtownabbey, BT36 6FW

Offers Over £249,950

- Modern semi detached villa in highly sought after gated development
- Lounge with feature luxury tiled flooring
- Downstairs W/C
- Gas fired central heating/Double glazing in uPVC frames
- uPVC fascia and rainwater goods
- 3 Bedrooms (main with ensuite shower room)
- Modern shaker style fitted kitchen with range of built in appliances
- Modern bathroom
- Generous garden to rear/Tarmacked driveway to front
- Located close to excellent schools, shops and frequent public transport links

# 2 Church Mews, Newtownabbey BT36 6FW

This modern semi detached villa at 2 Church Mews is set within a gated and highly sought-after development, offering both privacy and convenience. The property features three well proportioned bedrooms, including a spacious main bedroom with ensuite shower room. The bright and stylish lounge is enhanced by luxury feature floor tiling, creating a contemporary living space. A modern shaker-style fitted kitchen provides both functionality and charm, complemented by a convenient downstairs W/C. Upstairs, a sleek and modern family bathroom completes the accommodation. Further benefits include uPVC double glazing and gas-fired central heating for year-round comfort. Externally, the property boasts a generous, fully enclosed rear garden, ideal for relaxing or entertaining, along with a tarmacked driveway to the front. Ideally located close to local amenities, this attractive home is sure to appeal - early viewing is highly recommended.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

### **DOWNSTAIRS W/C**

Low flush W/C, floating vanity sink unit with mixer taps, downlighters, extractor fan, ceramic tiled flooring, wall tiling

### **LOUNGE**

17'3" x 14'3"

Feature luxury tiled flooring

### **KITCHEN/DINING**

17'3" x 12'5"

Modern shaker style kitchen with a range of high and low level units, round edge work surfaces, built in fridge freezer, built in dishwasher, built in double oven, gas hob, stainless steel extractor hood, single drainer stainless steel sink unit, vegetable sink, wall tiling, ceramic tiled flooring, gas boiler, French doors to rear, under stair storage with ceramic tiled flooring, plumbed for washing machine, space for tumble dryer

## **FIRST FLOOR**

### **LANDING**

Access to fully floored roofspace with power and light

### **BEDROOM 1**

17'1" x 12'11"

### **ENSUITE SHOWER ROOM**

Shower unit with thermostatically controlled shower, glazed shower screen, low flush W/C, floating vanity sink unit, mixer taps, ceramic tiled flooring, wall panelling, chrome heated towel rail

### **BEDROOM 2**

12'6" x 9'0"

### **BEDROOM 3**

12'6" x 7'10"

### **BATHROOM**

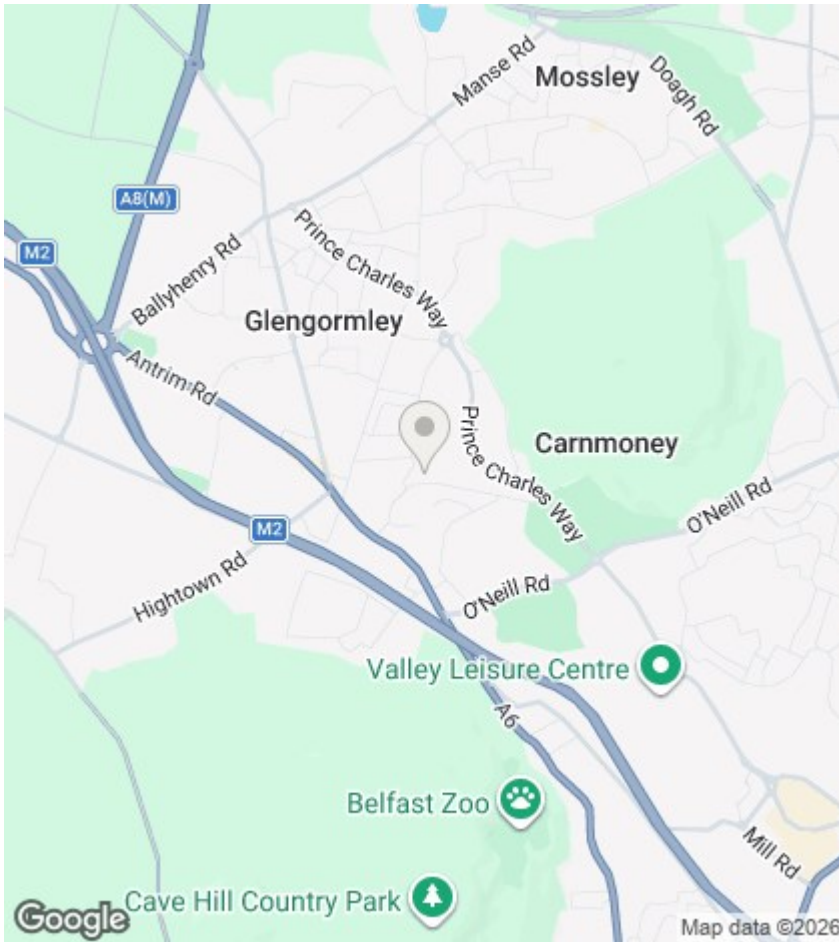
uPVC panelled bath unit, thermostatically controlled shower, glazed shower screen, floating vanity sink unit with mixer taps, low flush W/C, downlighters, extractor fan, ceramic tiled flooring, chrome heated towel rail

### **OUTSIDE**

Front: Tarmacked driveway with space for multiple cars, plants and shrubs, paving, in stones

Side: Paving, in stones

Rear: Enclosed garden to rear, feature patio area with unique concrete tiling, feature external mood lighting, external sockets, uPVC fascia and rainwater goods, outside tap, outside light, in stones



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	