

## 23 Aylesbury Court, Newtownabbey, BT36 7YQ



- Spacious Ground Floor Apartment with Private Entrance
- Two Well Proportioned Bedrooms
- Open Plan Living/ Kitchen Area
- Modern Fitted Kitchen
- Private Parking to Front
- Well Maintained Private Gardens to Front and Rear
- Beautifully Maintained Throughout
- PVC Double Glazing/Gas Fired Central Heating
- Perfect Opportunity for First Time Buyers
- Highly Popular Convenient Location



### PRICE Offers Over £124,950

*Beautifully maintained throughout, this charming ground floor apartment has its own private entrance and is ideally located in the desirable area of Aylesbury Court, Newtownabbey, enjoying a range of local amenities, including shops, schools, and parks, all within close proximity. The area is well-connected, making commuting straightforward.*

*This property offers a perfect blend of comfort and convenience, making it an ideal choice for first time buyers or small families seeking a modern living space.*

*Enjoying a spacious open plan Kitchen/living room, two well-proportioned bedrooms, and a modern bathroom suite.*

*Externally, the property further benefits from private gardens to front and rear with parking to front.*

*With a high level of interest anticipated, an early viewing is highly recommended.*



**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
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Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### ENTRANCE

Private Hard wood front door with double glazed inset into spacious well presented entrance hall.

### OPEN PLAN KITCHEN/LIVING AREA

18'4" x 11'5" (5.6 x 3.5)

Feature bay window. Modern fitted kitchen equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob, overhead extractor fa housed in stainless steel canopy with stainless steel splash back, and an integrated fridge freezer. Plumbed for washing machine. Space for tumble dryer. Quality laminate flooring. Recessed down lighting.

### BEDROOM 1

13'5" x 9'6" (4.1 x 2.9)

Large built in storage cupboard. Dual window aspect.

### BEDROOM 2

12'5" x 8'6" (3.8 x 2.6)

Presently used as home office. Dual window aspect.

### MODERN BATHROOM SUITE

Comprising 'P-shaped' panel bath with fixed shower screen and thermostatic shower over bath, pedestal wash hand basin and a button flush WC. Tiled walls. Tiled floor. Recessed down lighting. Chrome towel radiator.

### OUTSIDE

Neat well maintained garden to front laid in lawn with parking space. Outside tap.

Private garden to rear, laid in lawn with block paved patio area. Screened by fence.

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