

20 Foxtan Place, Newtownabbey, BT36 5FS



- **Modern Semi-Detached**
- **Three Well Proportioned Bedrooms**
- **Spacious Lounge**
- **Modern Kitchen with Dining Aspect**
- **Separate Utility/Storage Cupboard**
- **Modern Bathroom Suite**
- **Ensuite off Master Bedroom**
- **Driveway to Front/Enclosed South-Facing Garden to Rear**
- **PVC Double Glazed/Gas Fired Central Heating**
- **Highly Sought After Convenient Location**

PRICE Offers Over £229,950

Situated within a popular established modern development just off the Ballycraigy Road. This beautifully presented 3 bedroom semi detached home enjoys a well planned living layout incorporating 3 well proportioned bedrooms, kitchen with dining area and separate utility store, spacious lounge and master bedroom with modern en suite shower room.

Externally, the property further benefits from private driveway and enclosed rear garden. With a high level of interest anticipated an early viewing is recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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

ACCOMMODATION

GROUND FLOOR

Composite front door with fan light into spacious well presented entrance hall with tiled floor.

SPACIOUS LOUNGE

16'0" x 11'8" (4.89 x 3.58)

Quality laminate flooring. Picture style window.

FURNISHED CLOAKROOM

Comprising semi pedestal wash hand basin with tiled splash back and a button flush WC. Tiled floor.

MODERN KITCHEN WITH DINING ASPECT

16'0" x 11'2" (4.88 x 3.41)

Equipped with a comprehensive range of high and low level fitted kitchen units with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. Boasting a range of integrated appliances to include; oven, separate four ring gas hob with stainless steel splashback, and an over head extractor fan housed in a stainless steel canopy, dishwasher and fridge freezer. Ample space for casual dining. PVC double glazed French doors to rear patio. Tiled floor. Recessed down lighting.

UTILITY/STORAGE

Plumbed for washing machine. Tiled floor.

FIRST FLOOR

Built in storage cupboard. Access to partially floored roof space.

BEDROOM 1

14'6" x 11'8" (4.44 x 3.56)

Built in two bay slide robes.

DELUXE ENSUITE SHOWER ROOM

Tiled shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with tiled splash back, and a button flush WC. Tiled floor. Chrome towel radiator. Recessed down lighting.

BEROOM 2

10'2" x 8'2" (3.12 x 2.50)

Quality laminate flooring. Feature accent wall panelling.

BEDROOM 3

11'9" x 7'6" (3.6 x 2.3)

Quality laminate flooring.

MODERN BATHROOM SUITE

Comprising panel bath, fixed shower screen with thermostatic shower over bath, semi pedestal wash hand basin and a button flush WC. Part tiled walls. Tiled floor. Recessed down lighting.

OUTSIDE

Neat well maintained lawn to front. Private driveway to side for off-street parking.

Private fully enclosed south-facing garden to rear, laid in lawn and screened by perimeter fence. Block paved patio area and walkways. Outside tap.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Poor	E		
Very poor	F		
Not energy efficient - higher running costs	G		

Northern Ireland EU Directive 2002/91/EC

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



PRS Property
Redress
Scheme

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