



## 19 Aylesbury Manor Newtownabbey, BT36 7YU



"Homepage Estate Agents are delighted to present this beautifully presented semi-detached family home, set within the popular Aylesbury development in Mallusk, offering superb living space both inside and out.

Finished to an exceptional standard throughout, the property showcases a modern open plan kitchen/living/dining, with high end finishes including Quartz countertops, a feature island, decorative wood panelling, and striking black framed glass doors which add a contemporary feel. The property also benefits from a generous rear garden, large metal detached shed, and a private driveway with ample parking.

Internally the ground floor features a bright entrance hall with modern flooring, a stylish lounge with stove and herringbone flooring, along with a stunning open plan kitchen / dining area that opens into a sun room with French doors to the rear garden. A separate utility room and furnished cloakroom complete the downstairs layout.

Upstairs comprises of three well proportioned bedrooms including a master bedroom with built in wardrobes and ensuite, alongside a spacious four piece family bathroom.

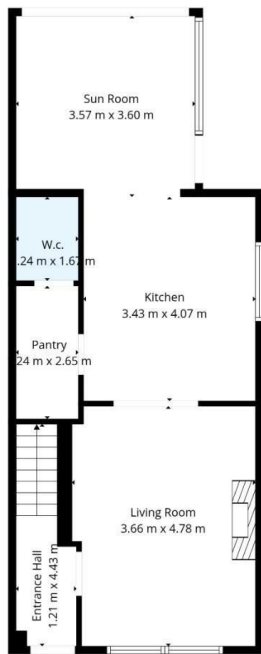
Externally, the property is further enhanced by a private rear garden with decorative paved patio and a covered seating. A detached metal shed with roller shutter door offers further storage or workshop potential. Located close to local amenities, schools and commuter routes, this immaculately maintained home will appeal to a wide range of buyers seeking style, space and quality in a convenient setting.

**Offers Over £239,950**

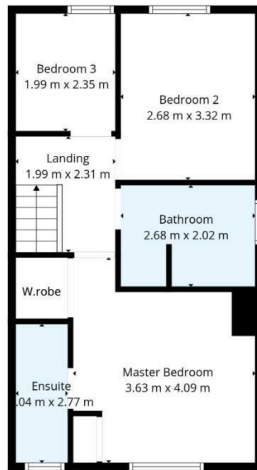
- LARGE FAMILY HOME
- 3 BEDROOM SEMI-DETACHED
- OPEN PLAN KITCHEN/DINING
- FEATURE SUN ROOM
- 3 BATHROOMS
- WELL PROPORTIONED BEDROOMS
- DETACHED METAL SHED
- LARGE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION



# 19 Aylesbury Manor NEWTOWN ABBEY



1st Floor



2nd Floor

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

## Northern Ireland

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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