



## 1 AYLESBURY AVENUE

**Mallusk Road  
Newtownabbey BT36**

- First Floor Apartment
- 2 Bedrooms
- Lounge / Kitchen / Dining
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Own Garden to Rear
- Communal Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

**Offers Around £124,950**

# 1 Aylesbury Avenue

## Mallusk Road, Newtownabbey, BT36 7XY



### ACCOMMODATION COMPRISES

#### FIRST FLOOR

#### ENTRANCE HALL

Double glazed front door, own staircase to landing

unit, built in oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washing machine, partly tiled walls, tiled floor in kitchen, wood laminate flooring in lounge, two radiators

panelled shower bath, thermostatic shower above, screen, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator

#### HALLWAY

Wood laminate flooring, radiator, access to floored roofspace, walk in storage cupboard, gas boiler

#### BEDROOM 1

14'4" x 9'2" at widest (4.37m" x 2.79m" at widest )

Radiator

#### OUTSIDE

Comunal parking at side

Fully enclosed garden to rear with paved patio area and shed

#### LOUNGE / KITCHEN

23'0" x 12'3" at widest (7.01m" x 3.73m" at widest )  
Modern range of high and low level units, formica worktops, stainless steel dingle drainer sink

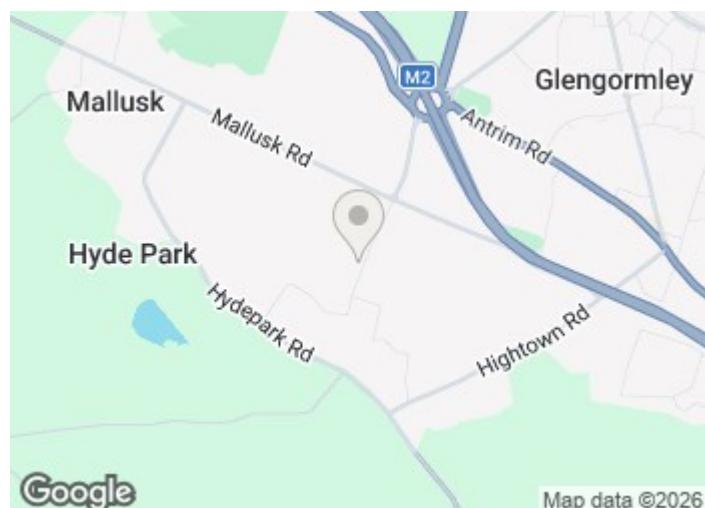
#### BEDROOM 2

13'1" x 8'6" (3.99m" x 2.59m" )

Radiator

#### BATHROOM

Modern white suite comprising



#### Directions

Map data ©2026



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(68-80)	<b>C</b>		
(55-67)	<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>		
(68-80)	<b>C</b>		
(55-67)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	

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