



# 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) <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

**Offers Around £124,950**

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## ACCOMMODATION COMPRISES

### FIRST FLOOR

#### ENTRANCE HALL

Double glazed front door, own staircase to landing

#### HALLWAY

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

#### 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

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

#### BEDROOM 1

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

#### BEDROOM 2

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

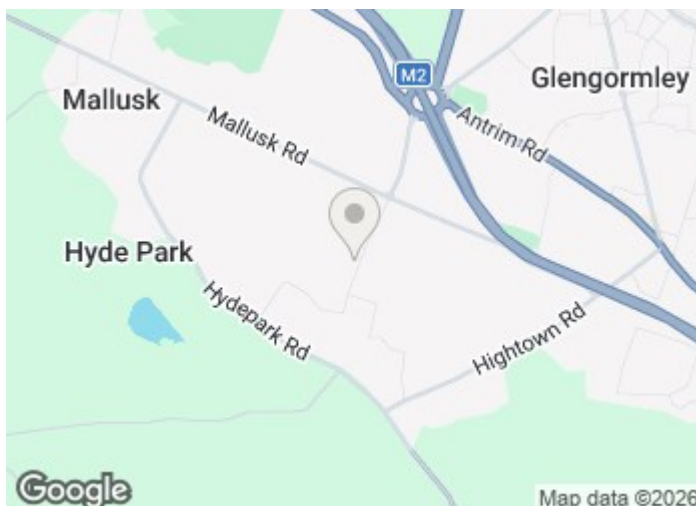
#### BATHROOM

Modern white suite comprising

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

### OUTSIDE

Comunal parking at side  
Fully enclosed garden to rear with paved patio area and shed



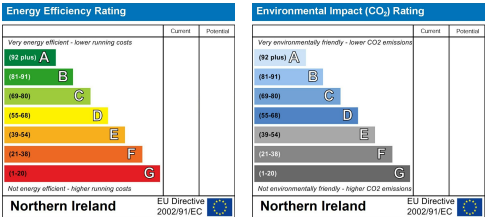
### Directions





Floor Plan

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