

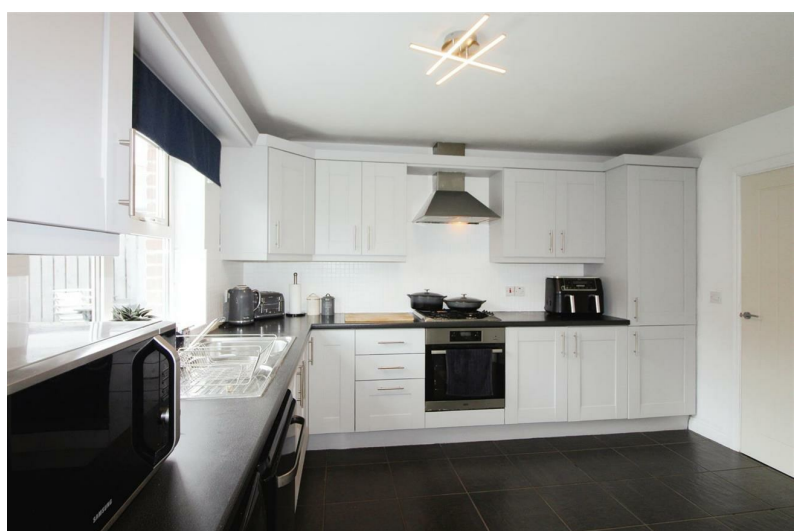


67 Elmwood Cottages, Newtownabbey, BT36 5WQ

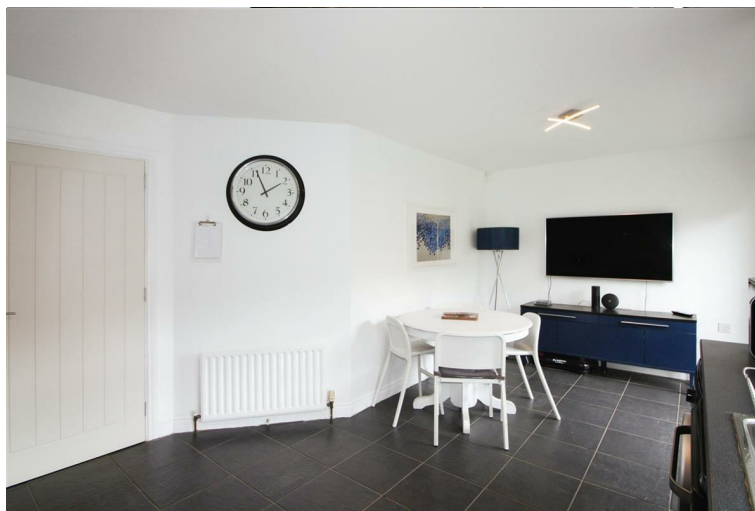
- Semi Detached Villa
- Lounge; Open Fire
- Deluxe Bathroom With Four Piece Suite
- Generous Sized Private Driveway
- Convenient Location
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy

Offers Over £149,950

EPC Rating C



67 Elmwood Cottages, Newtownabbey, BT36 5WQ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'11" x 11'8"

Open fire in granite fireplace with matching hearth and timber surround. Wood laminate floor covering.



KITCHEN THROUGH DINING ROOM 18'7" x 11'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Tiled floor. Aluminium, double glazed, sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 11'3" x 9'4"

EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'6" x 10'1"

Rural views.

BEDROOM 3 8'10" x 8'0" (wps)

DELUXE BATHROOM

Contemporary, white four piece suite comprising panelled bath, separate panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tile effect panelling to walls.

EXTERNAL

Generous sized driveway finished in tarmac.

External lighting.

Fully enclosed rear garden finished in lawn, decking and decorative stone.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom, semi detached villa with generous sized private driveway and fully enclosed rear garden, situated within the popular and conveniently located Elmwood Cottages development, Ballyclare Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with en suite shower room, and deluxe bathroom with contemporary, white three piece suite. Externally the property enjoys generous sized driveway finished in tarmac and fully enclosed rear garden finished in lawn, decking and decorative stone. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(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 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
Regional Agency of the Year
NORTHERN IRELAND
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT