



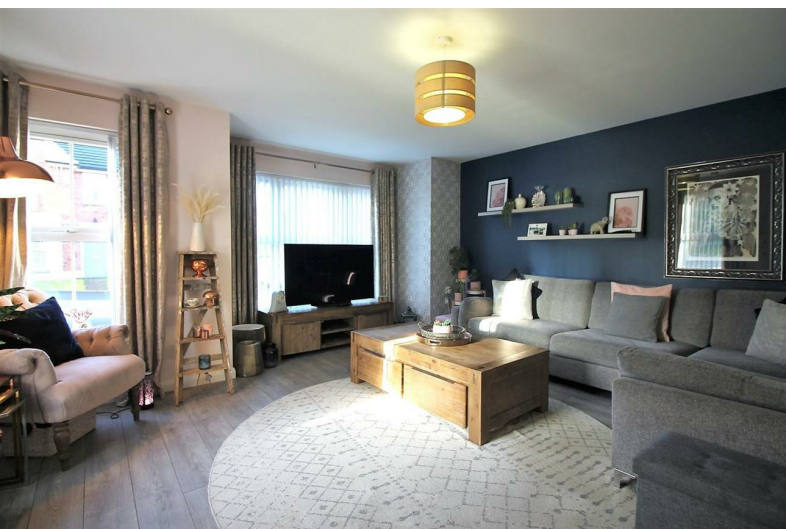
19 Foxton Place, Newtownabbey, BT36 5FS

- Semi Detached Villa
- Lounge; Box Bay Window
- Deluxe Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear

- Three Bedrooms; Principal With En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Private Double Driveway
- Convenient Location

Offers Over £194,950

EPC Rating B



19 Foxton Place, Newtownabbey, BT36 5FS



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Herringbone style wood laminate floor covering, continuing through kitchen. Stairwell to first floor. White, four panel internal doors.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Tiled floor.

LOUNGE 16'2" x 15'8" (wps)

Dual aspect windows. Box bay window to side elevation. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 16'0" x 11'3"

Modern fitted high gloss kitchen with range of high and low level storage units and contrasting stone effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel splash back and extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Access to under stairs utility store (plumbed for automatic washing machine). Dual aspect windows. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to store and partially floored roof space with slingsby style ladder.

PRINCIPAL BEDROOM 15'7" x 11'8" (wps)

Fitted wardrobes in glass panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit (pressurised system). Splash back tiling to sink. Tiled floor. Chrome towel radiator.

BEDROOM 2 11'6" x 7'6" (wps)

BEDROOM 3 10'7" x 8'2"

DELUXE BATHROOM

White three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Part tiling to walls. Tiled floor. Chrome towel radiator.

EXTERNAL

Front and side gardens finished in lawn.
Private double driveway finished in tarmac.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, brick pavior, paved patio area and range of plants and shrubs.
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, spacious, three bedroom semi detached villa with gardens front, side and rear, occupying a prime position within the highly sought after Foxton development, Ballycraigy Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with box bay window, modern fitted kitchen with informal dining area and access to utility store, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with white three piece suite. Externally the property enjoys front and side gardens finished in lawn, private double driveway finished in tarmac, and fully enclosed rear garden finished in lawn, brick pavior, paved patio area and range of plants and shrubs. 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	83	83
(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	

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