

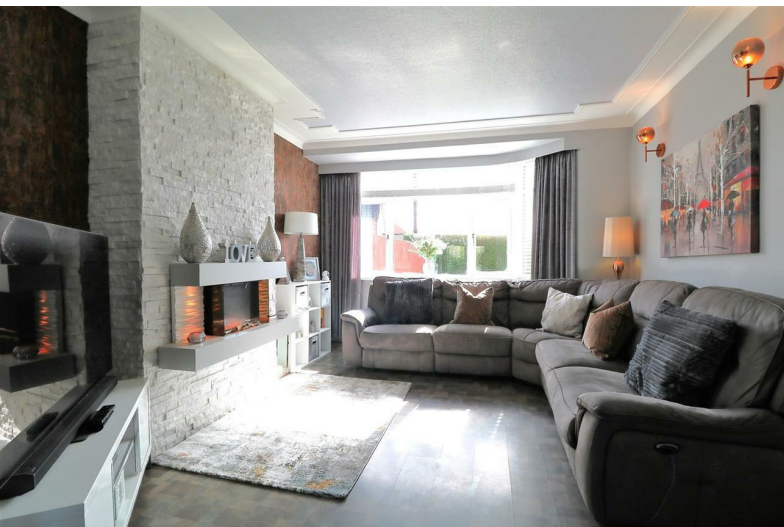


## 10 Moss Road, Newtownabbey, BT36 5JY

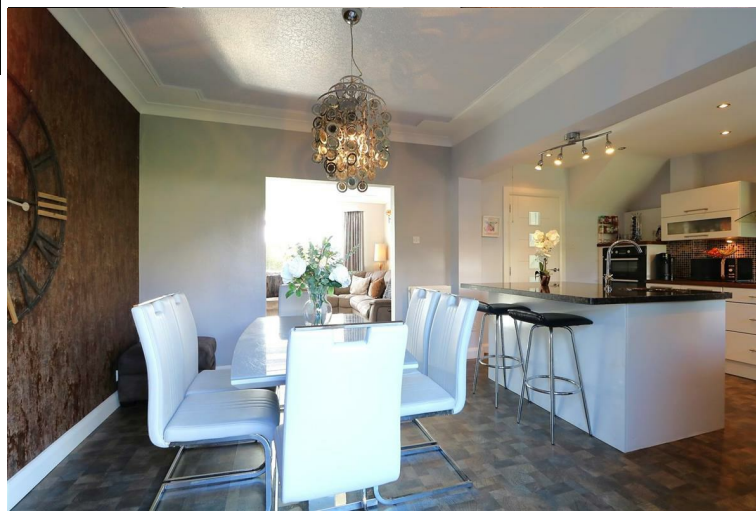
- Semi Detached Villa
- Lounge; Contemporary Electric Fire
- Deluxe Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Attached Garage
- Convenient Location; Immaculately Presented

Offers Over £159,950

EPC Rating D



10 Moss Road, Newtownabbey, BT36 5JY



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed window. Quality wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store.

#### DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Tile effect wood laminate floor covering. Chrome towel radiator. Splash back tiling to sink. Recessed spotlights.

#### LOUNGE 12'7" x 12'0" (plus bay)

Part bow bay window to front elevation. Quality wood laminate floor covering. Contemporary, wall hung electric fire. Open arch into:



## **KITCHEN THROUGH DINING ROOM 20'0" x 11'8"**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Breakfast bar island unit with low level storage units, solid granite work surface, inlaid stainless steel sink unit and integrated wine rack. Integrated 5 ring touch screen hob with extractor canopy over. Integrated eye level double oven. Space and plumbed for American style fridge freezer. Plumbed for automatic washing machine. Integrated dishwasher. Splash back tiling to walls. Quality wood laminate floor covering. PVC double glazed French doors to rear garden. Recessed spotlights to kitchen.

## **FIRST FLOOR**

### **LANDING**

Access to built in store. Access via slingsby style ladder to floored roof space with light.

### **BEDROOM 1 11'9" x 10'7"**

Range of fitted bedroom furniture.

### **BEDROOM 2 12'8" x 9'8"**

Twin built in double wardrobes/stores. Picture window to front elevation.

### **BEDROOM 3 8'11" x 8'10"**

Access to built in store.

### **DELUXE FULLY TILED BATHROOM**

Contemporary, white four piece suite comprising freestanding bath with mixer tap and shower attachment, separate quadrant shower enclosure, vanity unit and WC. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator.

### **EXTERNAL**

Generous sized private driveway area finished in tarmac.

Front garden finished in lawn.

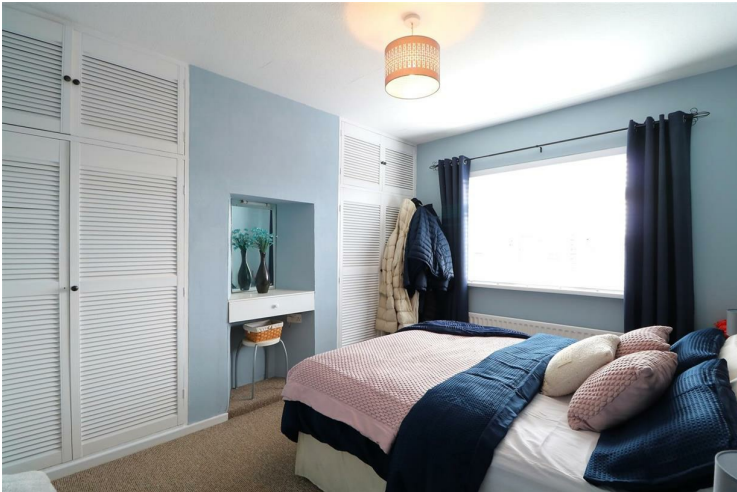
External lighting.

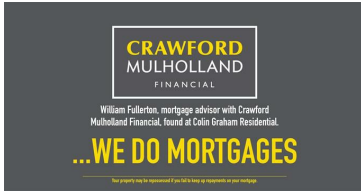
PVC fascia, soffits and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and brick pavior patio area.

### **ATTACHED GARAGE 24'11" x 12'2" (wps)**

Roller shutter door to front, glazed double doors to rear garden, light, power, water tap, and gas fired central heating boiler.



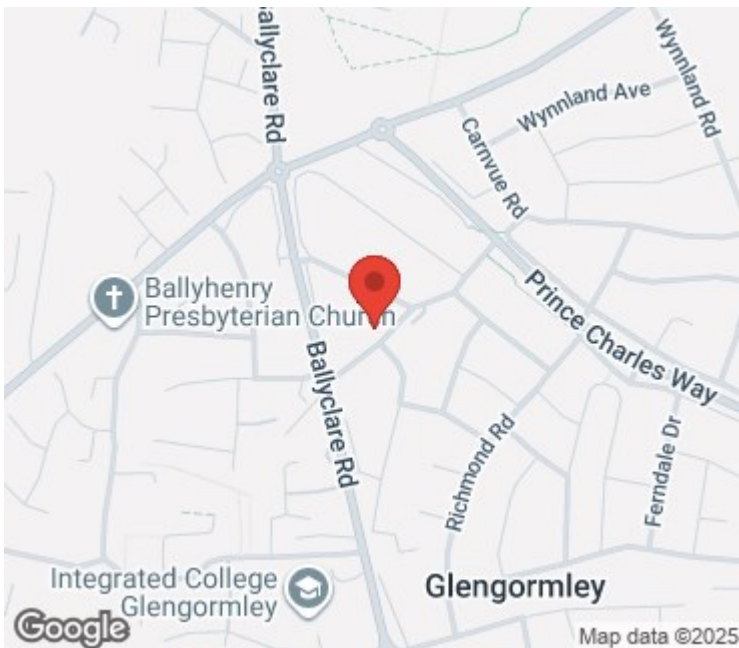


## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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 attached garage and fully enclosed rear garden, conveniently located off the Ballyclare Road, Glengormley, Newtownabbey, in close proximity to local amenities, public transport routes and main commuter networks. The property comprises entrance hall, ground floor deluxe shower room, lounge with contemporary wall hung electric fire, open arch into kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with contemporary four piece suite. Externally the property enjoys generous sized private driveway area finished in tarmac, attached garage, front garden finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area and brick pavior patio area. 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			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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



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