



4 Ashley Park, Newtownabbey, BT36 5SA

- Extended Mid Terrace Property
- Lounge Open Through To Dining Room
- Bathroom With Four Piece Suite
- Furnished Cloakroom
- Recently Renovated; Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Low Maintenance Gardens Front & Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £144,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door. Tiled floor. Stairwell leading to first floor. Glazed panelled door into:

#### LOUNGE 11'6" x 10'10"

Focal point, decorative fireplace. Wood laminate floor covering, continuing through dining room. Open arch into:

#### DINING ROOM 10'9" x 7'8"

Built in, under stairs, storage cupboard with wood laminate floor covering and light within





## **KITCHEN WITH INFORMAL DINING AREA 13'9" x 12'3"**

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Integrated four ring, touch screen hob with stainless steel, pyramid style extractor canopy over. Integrated under counter electric oven. Space for fridge freezer. Plumbed and space for automatic washing machine. Splashback tiling to worksurface. Tiled floor. PVC double glazed French patio doors leading to rear garden.

## **FURNISHED CLOAKROOM**

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space and shelved hot press. Positive air ventilation system.

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

Built in wardrobe/store with light.

### **BEDROOM 2 12'4" x 6'11"**

### **BEDROOM 3 8'9" x 6'5"**

Built in wardrobe/store.

### **BATHROOM 7'10" x 7'9"**

White, four piece suite comprising panelled bath with mixer tap, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Splashback tiling to bath and sink. Tile effect lino floor covering.

## **EXTERNAL**

Low maintenance, fully enclosed front garden finished in brick pavior and decorative stone.

Fully enclosed, low maintenance rear garden finished in brick pavior.

PVC oil storage tank.

Oil fired central heating boiler.

External lighting.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If





there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



**Immaculately presented, recently renovated, extended three bedroom mid terrace property with low maintenance gardens front and rear, conveniently located within Ashley Park development, situated off Doagh Road, Newtownabbey, in close proximity to public transport routes, local amenities, and main commuter networks.**

**The property comprises entrance hall, lounge with focal point decorative fireplace open through to dining room, modern fitted kitchen with informal dining area, furnished cloakroom, three well proportioned first floor bedrooms, and bathroom with four piece suite.**

**Externally, the property benefits from low maintenance, fully enclosed front and rear gardens finished in brick pavior.**

**Other attributes include oil 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>64</b>                                                                                                     | <b>68</b> |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| 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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