



29 Ashford Lodge, Newtownabbey, BT36 5XD

- Immaculately Presented Semi D
- Lounge; Multi Fuel Burning Stove
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Bedroom; Principal En Suite
- Kitchen With Informal Dining Area
- Deluxe Bathroom; Contemporary Suite
- Generous Sized Private Driveway
- Convenient, Well Sought After Location

Offers Over £219,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled French doors to lounge. Glass panelled door to kitchen.

LOUNGE 16'2" x 12'9" (wps)

Bay window to front elevation. Stone clad inglenook recess with cast iron multi fuel burning stove on slate hearth. Access to under stairs store. Wood laminate floor covering.



KITCHEN WITH INFORMAL DINING AREA 16'4" x 11'9"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen induction hob with stainless steel extractor hood over. Integrated double oven. Space for American style fridge freezer. Integrated dishwasher. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space. Positive air ventilation system.

PRINCIPAL BEDROOM 12'5" x 11'4" (wps)

Dual aspect windows. Built in store with gas fired central heating boiler.

EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising oversized, panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit with drench shower head. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'5" x 8'5"

BEDROOM 3 10'4" x 7'8" (wps)

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising free standing bath, pedestal wash hand basin and WC. Chrome towel radiator.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn, trees and hedgerow.

Tiled entrance porch.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area, railway sleepers and range of plants, trees and shrubbery.

Outside tap.

External power points.

Timber garden room/store.

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, three bedroom, semi detached home, situated within the conveniently positioned and well sought after Ashford Lodge development, Ballycraigy Road, Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, three bedrooms, to include principal en suite, and deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, and gardens front and rear.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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

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