

2 Aspen View, Newtownabbey, BT36 6FB

For Sale
Offers Over
£179,950

Seeing is believing! This is a most impressive spacious townhouse located just off Doagh Road, Newtownabbey. The property offers generous family accommodation extending to over 1350 sq ft. The property is presented to the highest standard throughout by the current owner and will offer the opportunity for a purchaser to simply move in and set their furniture down. We strongly recommend early viewing to avoid disappointment.



Energy Efficiency Rating C.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Impressive spacious mid townhouse in a quiet residential cul de sac
- 4 Bedrooms (two with ensuite shower rooms)
- Lounge with feature fireplace
- Ivory shaker style fitted kitchen with integrated appliances open plan to:
- Casual dining area with patio doors to rear
- Utility room/Ground floor cloaks
- Gas fired central heating
- Double glazing
- Integrated garage
- Enclosed garden to rear and car parking to front



GROUND FLOOR

ENTRANCE HALL: Ceramic tiled flooring, granite fireplace

CLOAKS: Low flush WC, vanity unit with sink, ceramic tiled flooring, extractor fan

LOUNGE : 16' 7" x 10' 11" (5.05m x 3.33m) Feature granite fireplace with wooden surround, corning

KITCHEN: 18' 9" x 10' 3" (5.72m x 3.12m) Range of high and low level ivory Shaker style units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, vegetable sink, built in fridge/freezer, integrated dishwasher, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, ceramic tiled flooring, casual dining area with patio doors to rear

REAR HALL: Ceramic tiled flooring, access to garage

UTILITY ROOM: 10' 3" x 6' 2" (3.12m x 1.88m) Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, larder storage, ceramic tiled flooring, access to garden, extractor fan, plumbed for washing machine

FIRST FLOOR

SPACIOUS LANDING: Shelved linen cupboard, access to roof space

BEDROOM (1): 14' 3" x 10' 3" (at skirting board level) (4.34m x 3.12m) Access to roof space

ENSUITE SHOWER ROOM: Glazed shower cubicle with thermostatically controlled shower, low flush WC, vanity unit with sink, tiled splash back, ceramic tiled flooring, Velux window

BEDROOM (2): 13' 4" x 10' 11" (4.06m x 3.33m)
Views towards Belfast Lough and Knockagh

ENSUITE SHOWER ROOM: Glazed shower cubicle with thermostatically controlled shower, low flush WC, vanity unit, tiled splashback, ceramic tiled flooring, extractor fan

BEDROOM (3): 10' 10" x 10' 4" (3.3m x 3.15m)

BEDROOM (4): 11' 9" x 7' 6" (3.58m x 2.29m)
At max points, including built in storage cupboard with gas fired boiler, views towards Belfast Lough and Knockagh

BATHROOM: Deluxe white suite comprising panelled bath, hand held shower, vanity unit with sink, low flush WC, wall tiling, ceramic tiled flooring, extractor fan

OUTSIDE

Car parking to front in tarmac with border in stones
Enclosed rear garden in lawn
Flowerbeds in stones, paved patio area
Outside light and tap

GARAGE

16' 10" x 10' 3" (5.13m x 3.12m)
Roller door, light and power



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Please
call in or
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for any
advice

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