

## 11 ASHBOURNE

Ashgrove Road  
Newtownabbey BT36

- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Modern Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing / Gas
- Detached Garage
- Corner Site

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Around £174,950**

# 11 Ashbourne

Ashgrove Road, Newtownabbey, BT36 6SW



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

#### LOUNGE

13'9" x 10'9" (4.19m" x 3.28m" )  
Wood laminate flooring, radiator

#### KITCHEN / DINER

17'2" x 11'9" (5.23m" x 3.58m" )  
Range of oak high and low level units, formica worktop, basin 1/2 stainless steel sink unit, ceramic hob, stainless steel extractor fan, fridge / freezer space, integrated dishwasher, partly tiled walls, tiled floor, radiator, breakfast bar, pvc double glazed double doors to rear

### FIRST FLOOR

### LANDING

Storage cupboard, access to roofspace

#### BEDROOM 1

13'5" x 10'5" (4.09m" x 3.18m" )  
Radiator

#### BEDROOM 2

12'0" x 10'5" (3.66m" x 3.18m" )  
Radiator

#### BEDROOM 3

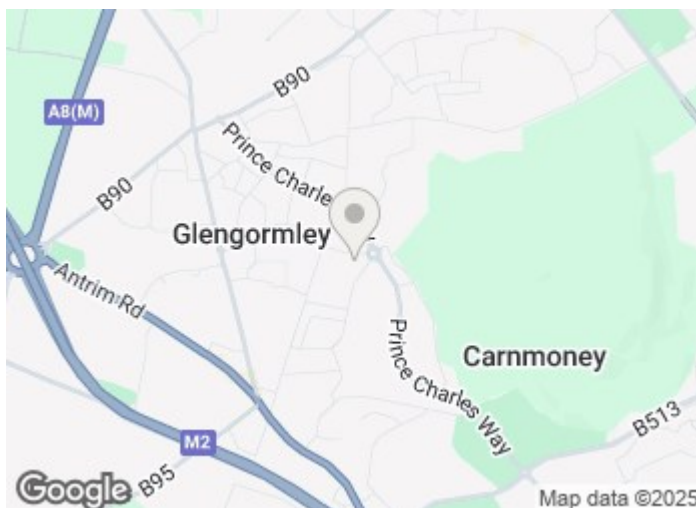
9'11" x 6'6" (3.02m" x 1.98m" )  
Radiator, wood laminate flooring

#### BATHROOM

Modern white suite comprising panelled shower bath, thermostatic shower above, screen, semi pedestal wash hand basin, low flush wc, fully tiled walls, chrome heated towel radiator

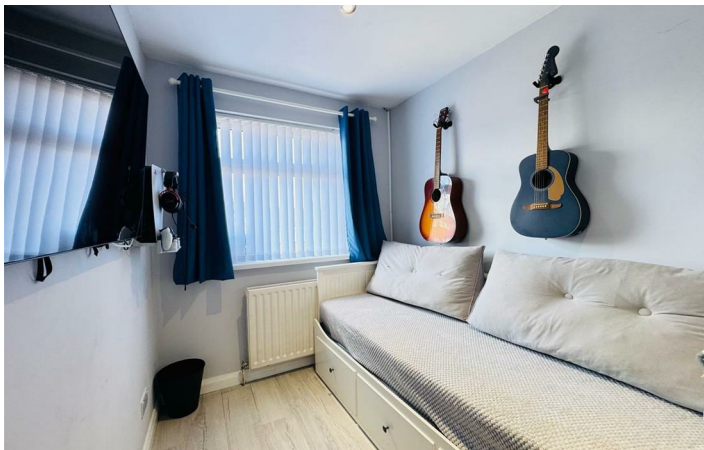
### OUTSIDE

Timber gates at rear opening to a detached garage, up and over door, light and power, utility area with high and low level units, worktop, stainless steel sink unit, plumbed for washing machine  
Timber sliding gate at rear opening to paved off street parking area  
Garden to front  
Fully enclosed garden to side with artificial grass, pebbled shrub bed  
Part enclosed timber structure suitable for entertaining  
PVC fascia and gutteirng



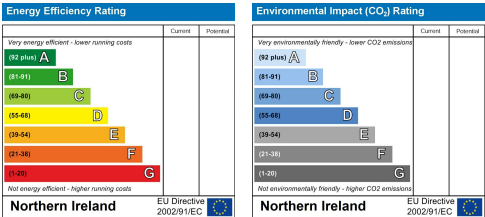
## Directions





Floor Plan

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