



45 Archvale Park Ashgrove Road, Newtownabbey, BT36 6LL

**Offers Around
£184,950**

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a cul de sac in a very popular residential area just off the Ashgrove Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with attractive mock fireplace and a modern fitted kitchen / diner with built in oven & hob, integrated appliances and access to rear.

There are also three bedrooms and a modern bathroom with white suite.

Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to a lean to style garage sub divided into two areas, garden to front in lawn and a good size fully enclosed garden to rear in lawn with feature decking area

Early viewing recommended !!

45 Archvale Park

Ashgrove Road, Newtownabbey, BT36 6LL



- Semi Detached Villa
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing / Oil
- Superb Gardens
- Cul De Sac Position

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

16'3" x 10'8" (4.95m" x 3.25m")
Attractive mock fireplace, wood laminate flooring, radiator

KITCHEN / DINER

16'8" x 10'0" (5.08m" x 3.05m")
Range of high and low level units, formica worktop, stainless steel sink unit, built in oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer & dishwasher, partly tiled walls, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

13'3" x 8'11" (4.04m" x 2.72m")
Wood laminate flooring, built in wardrobe

BEDROOM 2

10'8" x 8'10" (3.25m" x 2.69m")
Wood laminate flooring, radiator

BEDROOM 3

9'4" x 7'5" at widest (2.84m" x 2.26m" at widest)
Tiled floor, radiator, built in cupboard

BATHROOM

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

OUTSIDE

Tarmac driveway leading to attached lean to style garage sub divided into two areas
Area 1 roller shutter door, light, plumbed for washing machine
Area 2 19'9" x 8'8" at widest
plasterboarded walls, light, power, two radiators, pvc double glazed double doors to garden, access to wc with wash hand basin
Garden to front in lawn
Fully enclosed garden to rear in lawn with feature decking area,



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



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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