



22 The Old Mill, Newtownabbey, BT37 0FU

- Semi Detached Home
- Lounge With Wood Burning Stove
- Utility Store
- En Suite Shower Room
- Private Double Driveway
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Deluxe, Fully Tiled Bathroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Rear Garden

Offers Over £179,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

Entrance hall. Composite double glazed front door. Tiled floor. Stairwell to first floor.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC.

LOUNGE 15'7" x 12'4"

Brick inglenook recess with cast iron wood burning stove on granite hearth.



KITCHEN THROUGH DINING ROOM 20'2" x 12'11" (widest points)

Modern fitted kitchen with range of high and low level storage units, with contrasting granite melamine work surface. Matching island unit. Stainless sink unit with draining bay. Integrated touch screen hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden. Separate PVC double glazed door to side.

UTILITY STORE

Work surface to match kitchen. Plumbed for automatic washing machine. Tiled floor.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space accessed via slingsby style ladder.

PRINCIPLE BEDROOM 13'0" x 11'2"

EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'2" x 10'7"

BEDROOM 3 9'8"x 8'7"

DELUXE FULLY TILED BATHROOM

Contemporary white four piece suite comprising panelled bath, separate shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator.

EXTERNAL

Private double driveway finished in tarmac.

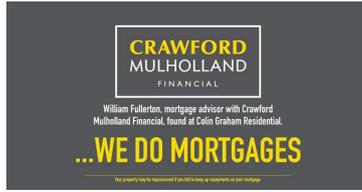
External lighting.

Fully enclosed low maintenance paved rear garden with gabion stone feature wall.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom semi detached villa within the well sought after The Old Mill development, Glenville Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with wood burning stove, kitchen through dining room, utility store, three well proportioned bedrooms, to include principal en suite, and deluxe fully tiled bathroom. Externally, the property enjoys private double driveway finished in tarmac, and low maintenance, fully enclosed, paved rear garden. Other attributes include gas heating and PVC double glazing. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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