



10 AYLESBURY WALK

Mallusk Newtownabbey
BT36 7YW

- Semi Detached Villa
- 3 Bed / Master Ensuite
- Lounge & Sunroom
- Modern Fitted Kitchen
- Utility & Downstairs Wc
- Luxury White Bathroom
- Pvc Double Glazing / Gas
- Driveway & Gardens

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

Offers Over £199,950

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ACCOMMODATION COMPRISES;

GROUND FLOOR

ENTRANCE HALL

Double glazed front door, radiator.

LOUNGE

15'11" x 12'1" (4.85 x 3.68)

Hole in the wall style fireplace with gas stove, wood surround and feature tiled chimney breast, semi solid oak flooring, radiator, open to kitchen.

KITCHEN

13'2" x 11'4" (4.01 x 3.45)

Modern range of high and low level fitted units with formica worktops, basin and a half stainless steel sink unit, built in stainless steel under oven, integrated fridge / freezer and dishwasher. Island unit with stainless steel gas hob and stainless steel extractor fan above. Partly tiled walls, tiled floor, built in shelving, open to sunroom.

UTILITY ROOM

8'7" x 3'11" (2.62 x 1.19)

Built in cupboards with worktop, Plumbed for washing machine, access to wc

FURNISHED CLOAKROOM

Low flush w.c. wash hand basin with storage cupboard, feature tiled wall, tiled floor, radiator.

SUNROOM

11'8" x 10'8" (3.56 x 3.25)

Tiled floor, radiator, pvc double glazed double doors to rear.

FIRST FLOOR

LANDING

Access to roofspace.

BEDROOM 1

13'3" x 11'11" (4.04 x 3.63)

Wood laminate flooring, built in mirrored sliding robe, radiator.

ENSUITE

Fully tiled shower cubicle with Thermostatic shower, wash hand basin with storage cupboard and low flush w.c. Tiled floor, radiator.

BEDROOM 2

11'2" x 8'10" (3.40 x 2.69)

Built in mirrored sliding robe, radiator.

BEDROOM 3

7'9" x 6'7" (2.36 x 2.01)

Radiator.

BATHROOM

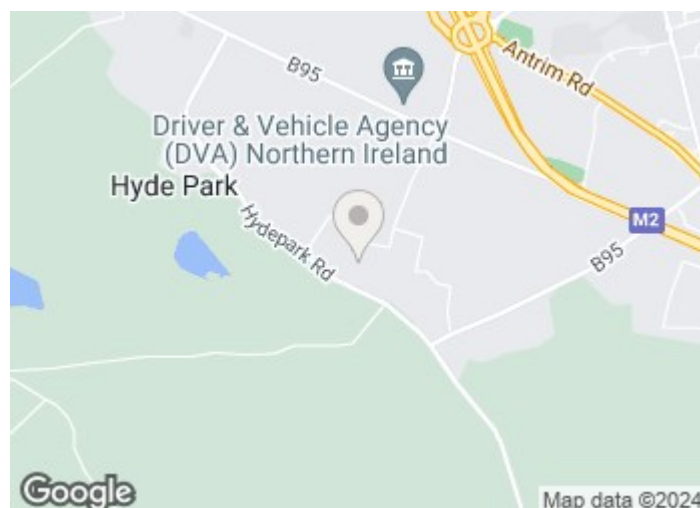
Luxury white suite comprising: panelled bath, wash hand basin with storage cupboard and low flush w.c. Separate shower cubicle with Thermostatic shower, tiled floor, radiator.

OUTSIDE

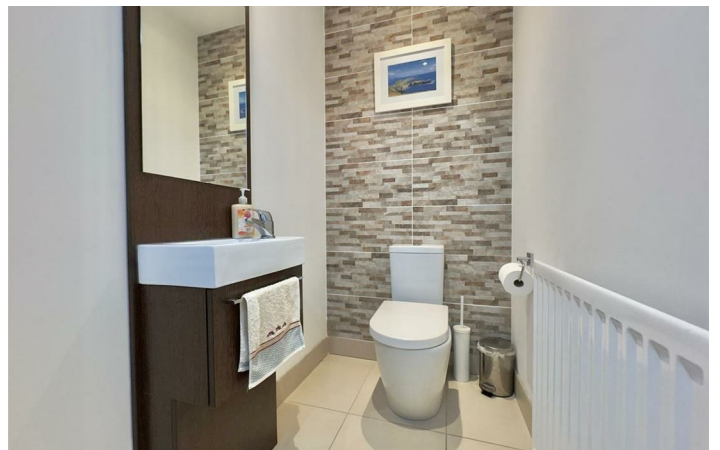
Tarmac driveway for ample parking

Garden to front in lawn.

Fully enclosed garden to rear in lawn with brick paved patio area.

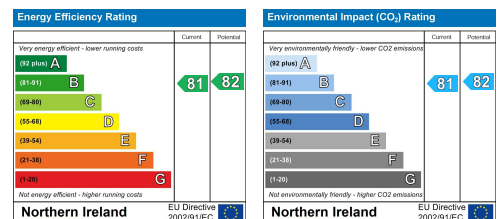


Directions



Floor Plan

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