

## 3 Northview Lane , Newtownabbey, BT36 7FT

**Offers Over £259,950**

Stunning Recently Constructed Luxury Semi Detached Villa Set Within This Much Admired Development.

A stunning modern built semi detached villa located in this most desirable new development off the Antrim Road and just a short commute to the City Centre. This beautiful home offers 4 well proportioned bedrooms, including an en-suite shower room and a modern family bathroom, providing ample space and modern luxury for a growing family. The luxury kitchen is well equipped with built-in appliances including integrated oven, hob, dishwasher, washer/dryer, fridge/freezer microwave and tall larder storage with open plan dining area leading to the spacious lounge with wood burning stove and patio doors to the private gardens. The property benefits from gas central heating, uPvc double glazed windows, low outgoings and maintenance free living for many years to come. The downstairs wc and excellent storage options adds practicality to the exceptional finish. The prime site offers a delightful outside space for the family to enjoy with superb lough views from the first floor and ample off street parking. Superbly presented to the highest standard don't miss out on this fantastic opportunity to live in a stunning modern build home in a most desirable Antrim Road location - Early Viewing is recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>84</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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 3 Northview Lane , Newtownabbey, BT36 7FT



- Stunning Luxury New Build Semi Detached Villa
- Open Plan Luxury Kitchen With Dining
- Upvc Double Glazed Windows
- Prime Site With Delightful Aspect
- 4 Bedrooms
- Ensuite Shower Room
- Gas Central Heating
- Spacious Lounge
- Downstairs Furnished Cloakroom
- Private Landscaped Gardens

## Entrance Hall

Composite entrance door, exterior light, ceramic tiled floor, understairs storage x 2, panelled radiator.

Furnished Cloaks in white suite comprising pedestal wash hand basin, low flush wc, panelled radiator, partially tiled walls, ceramic tiled floor.

## Kitchen

32'11" x 12'2" (10.05 x 3.71)  
Belfast sink unit, extensive range of high and low level units, solid woodblock worktops, built-in under oven and ceramic hob, dishwasher, washer/dryer, fridge/freezer, microwave, tall larder storage, stainless steel extractor fan, splashback, concealed gas boiler, recessed lighting, ceramic tiled floor.

Dining Area : Ceramic tiled floor, feature radiator.

## Lounge

20'2" x 11'8" (6.16 x 3.57)  
Wood burning stove, wood laminate floor, recessed lighting, pvc patio doors, double panelled radiator.

## First Floor

Landing, access to roofspace, built-in storage, panelled radiator.

## Master Bedroom

12'0" x 12'0" at widest (3.67 x 3.66 at widest)  
Pvc sliding doors, juliet style balcony, recessed lighting, double panelled radiator.

## Ensuite Shower Room

White suite comprising shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, extractor fan, partially tiled walls, ceramic tiled floor, feature radiator.

## Bedroom

12'11" x 8'2" (3.95 x 2.51)  
Panelled radiator.

## Bedroom

10'9" x 7'8" (3.28 x 2.36)  
Double panelled radiator.

## Bedroom

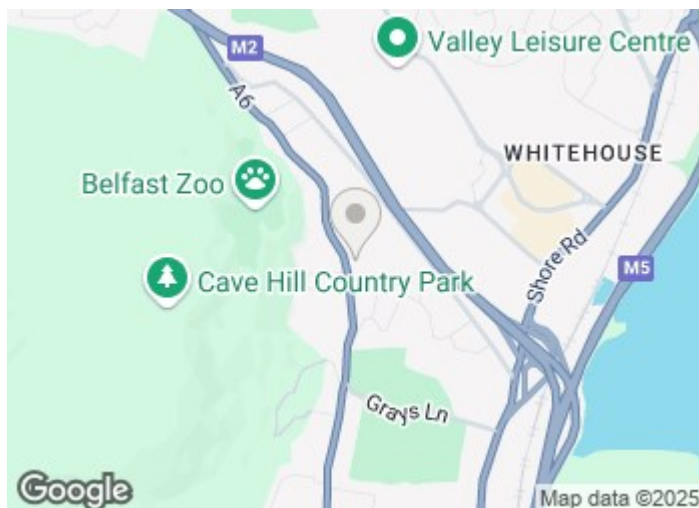
12'2" x 8'7" (3.72 x 2.62)  
Panelled radiator.

## Bathroom

Luxury 4 piece white suite comprising centre tap bath, telephone handset shower, shower cubicle, thermostatically controlled drench style shower unit, telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, partly tiled walls, recessed lighting, feature radiator.

## Outside

Front in lawn and paved paths. Enclosed landscaped rear garden in patio, lawn and vertical panel fencing, external electrical points, tarmac driveway parking.



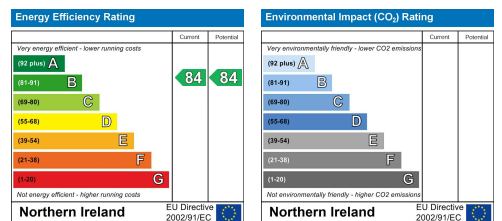
## Directions





# Floor Plan

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