



13 Abbey Green, Newtownabbey, BT37 0EF

- Mid Terrace
- Lounge; Bow Bay Window
- Bathroom With Three Piece Suite
- Private Driveway Area
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £104,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Open through to:

#### LOUNGE 15'8" x 12'3" (wps)

Bow bay window to front elevation. Wood laminate floor covering. Glass panelled door leading to:

#### REAR HALL

Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:





## **KITCHEN WITH INFORMAL DINING AREA 15'7" x 10'5"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Access to under stairs store.

## **REAR PORCH**

PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 12'5" x 8'10"**

Range of fitted wardrobes and storage. Wood laminate floor covering.

### **BEDROOM 2 10'7" x 8'11" (wps) (plus wardrobe space)**

Built in double wardrobes. Wood laminate floor covering. Access to hot press.

### **BEDROOM 3 9'3" x 6'8"**

Wood laminate floor covering.

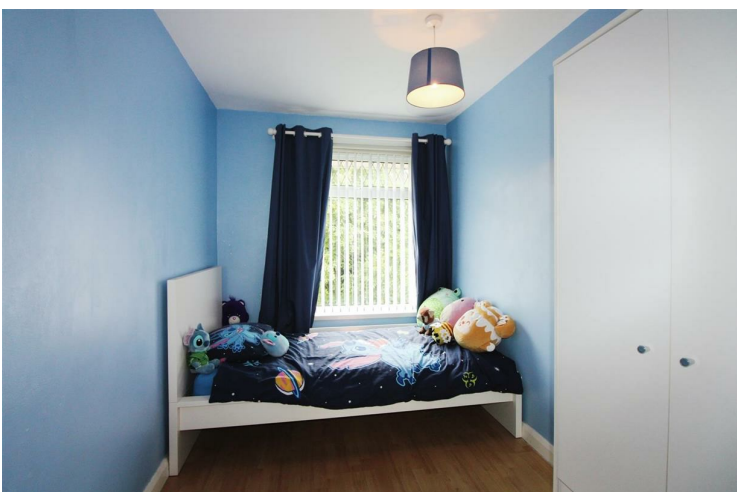
### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over. Fully tiled walls. Chrome towel radiator.

### **EXTERNAL**

Fully enclosed front garden finished in lawn and paving. Tiled entrance porch. External lighting. PVC soffits, fascia and rainwater goods. Fully enclosed paved rear garden. Double gates to rear with access to private driveway finished in concrete. Outside tap. Boiler house with oil fired central heating boiler. PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





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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, mid terrace property with private driveway area and gardens front and rear, occupying a prime site within the popular and conveniently situated Abbey Green development, Monkstown Road, Newtownabbey. The property comprises entrance hall, lounge with bow bay window to front elevation, rear hall, modern fitted kitchen with informal dining area, rear porch, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys fully enclosed front garden finished in lawn and paving, fully enclosed paved rear garden, and double gates to rear with access to private driveway finished in concrete. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



### 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>		<b>73</b>
(55-68) <b>D</b>	<b>64</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	

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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