



76 Tynan Drive, Newtownabbey, BT37 0JA

- Mid Terrace Property
- Lounge
- Bathroom; White Three Piece Suite
- PVC Double Glazing
- Low Maintenance Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £79,950

EPC Rating E





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

#### LOUNGE 14'3" x 13'11" (wps)

Tiled fireplace with matching hearth and timber surround. Timber floor. Picture window to front elevation.

#### KITCHEN WITH INFORMAL DINING AREA 13'10" x 10'2" (wps)

Fitted kitchen with range of high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Space and plumbed for washing machine. Splash back tiling and upstands to walls. Tiled floor. Access to store.



## REAR HALL

Tiled floor. Access to under stairs store. PVC double glazed door to rear garden / yard.

## FIRST FLOOR

### LANDING

Access to shelved hot press and partially floored roof space via slingsby style ladder.

### BEDROOM 1 12'3" x 10'9" (wps)

Built in wardrobe.

### BEDROOM 2 10'9" x 10'5"

Built in wardrobe.

### BEDROOM 3 9'5" x 8'2" (wps)

Built in wardrobe/store. Exposed timber tongue and groove flooring.

## FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Electric shower and glass shower screen over bath.

## EXTERNAL

Double gates leading to private driveway finished in brick pavior.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden/yard finished in concrete.

Oil fired central heating boiler.

PVC oil storage tank.

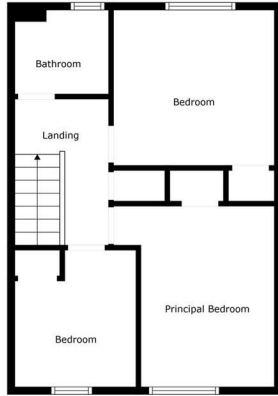
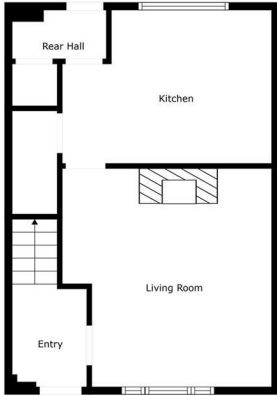
Outside tap.

## 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.





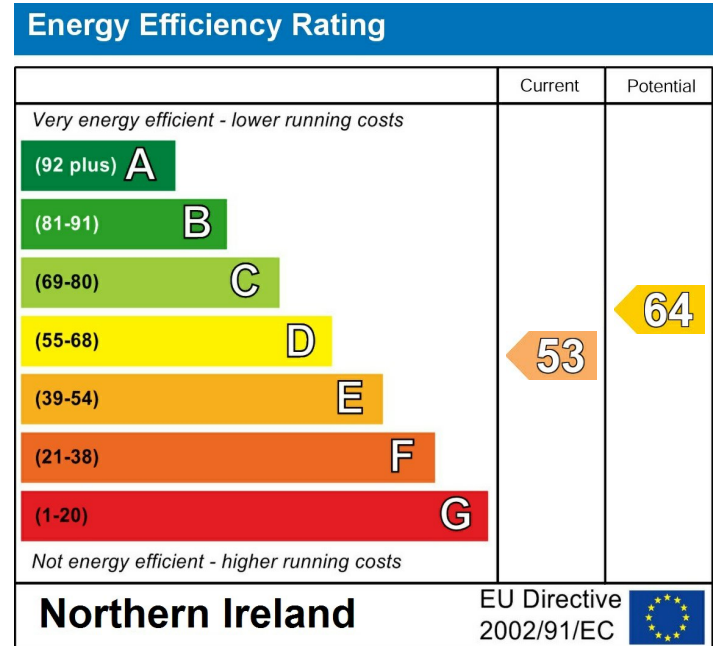


Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

**Well presented, three bedroom, mid terrace property, located within the Monkstown area of Newtownabbey. The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, three well-proportioned bedrooms, all with built in storage, and fully tiled bathroom with white three piece suite. Externally the property enjoys private driveway, finished in brick pavior, and low maintenance rear garden / yard. Other attributes include oil heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.**



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