



30 Dunloy Gardens, Newtownabbey, BT37 9HZ

- Immaculately Presented Mid Terrace
- Lounge
- Modern Fitted Kitchen
- Gas Heating
- Low Maintenance Gardens
- Three Bedrooms
- Kitchen Through Dining Room
- Fully Tiled Shower Room
- PVC Double Glazing
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 15'11" x 11'1"

Wood laminate floor covering. Freestanding focal point fireplace not included in sale. Open arch leading to;



KITCHEN THROUGH DINING ROOM 19'1" x 8'5"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer. Plumbed and space for dishwasher. Stone clad splash back to walls. Wood laminate floor covering. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'4" x 9'8"

Fitted wardrobe not included in sale.

BEDROOM 2 12'11" x 8'5"

Built in wardrobe/store.

BEDROOM 3 9'2" x 8'4" (wps)

FULLY TILED SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

EXTERNAL

Low maintenance front garden finished in decorative stone.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

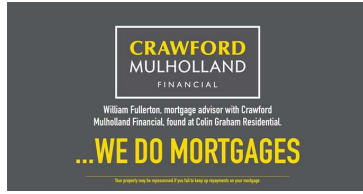
Fully enclosed low maintenance rear garden finished in artificial grass, timber decking and decorative stone.

Boiler house with gas fired central heating boiler.

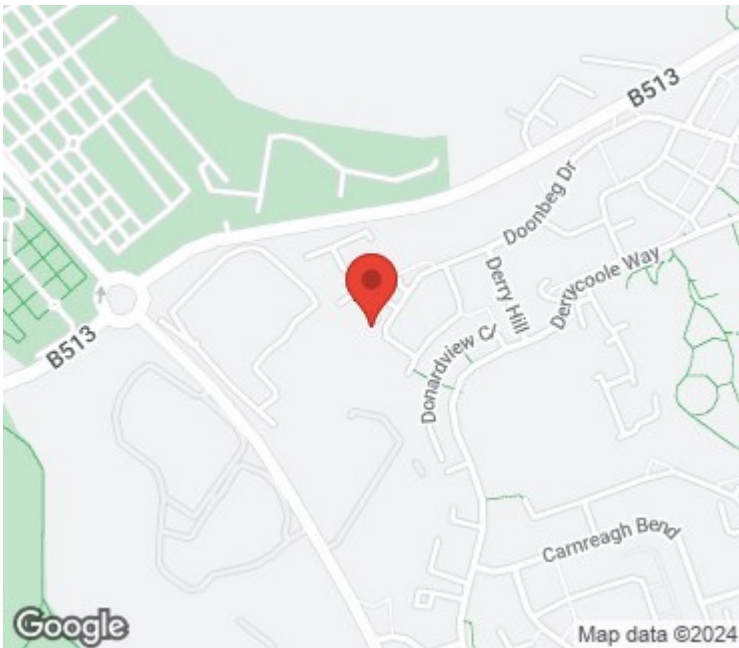
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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, mid terrace property, conveniently located within the Rathcoole area of Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, and fully tiled shower room with white three piece suite. Externally, the property enjoys low maintenance gardens front and rear. Other attributes include gas 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) A		
(81-91) B		
(69-80) C	67	71
(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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