



4 Hollybrook Hill, Newtownabbey, BT36 7FA

- Two-Storey Duplex Apartment
- Own Door Access
- Kitchen With Informal Dining Area
- Furnished Cloakroom
- Communal Gardens; Communal Parking
- Three Bedrooms; Principal En Suite
- Bay Fronted Lounge
- Deluxe Bathroom; En Suite Shower Room
- Gas Heating; PVC Double Glazing
- Stunning Elevated Views

Offers Over £139,950

EPC Rating C



4 Hollybrook Hill, Newtownabbey, BT36 7FA



PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

Composite double glazed front door, with hardwood double glazed fan light over. Tiled floor. Stairwell to first floor.

LANDING

Views towards Carnmoney Hill. Stairwell to second floor. Access to store with gas fired central heating boiler.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

BAY FRONTED LOUNGE 16'0" x 13'3" (widest points)

Bay with dual aspect windows, enjoying elevated views towards Carnmoney Hill.



KITCHEN WITH INFORMAL DINING AREA 13'9" x 10'3"

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect melamine work surface. Stainless steel 1.5 bowl sink unit. Comprehensive range of integrated appliances comprising ceramic hob, matching under oven, fridge freezer, dishwasher and washing machine. Stainless steel extractor hood. Under lighting to high level units. Recessed lighting to kick boards. Splash back tiling to walls. Tiled floor.

SECOND FLOOR

LANDING

PRINCIPAL BEDROOM 13'0" x 9'4"

EN SUITE SHOWER ROOM

White three piece suite, comprising fully tiled shower, semi-pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

BEDROOM 2 11'7" x 8'5"

Fitted wardrobes in mirrored sliding doors.

BEDROOM 3 9'8" x 8'5"

Twin fitted wardrobes in mirrored sliding doors.

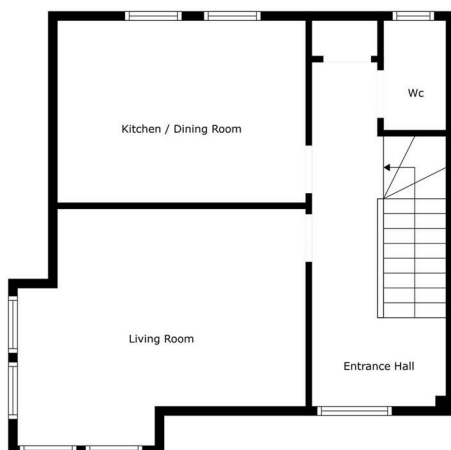
DELUXE BATHROOM

White three piece suite, comprising walk-in shower, semi-pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

EXTERNAL

Communal gardens.

Communal parking.




Sizes And Dimensions Are Approximate. Actual May Vary.



Immaculately presented, three bedroom, two-storey duplex style apartment, located within the recently constructed Hollybrook Hill development, Hightown Road, Glengormley, Newtownabbey. The property comprises private entrance hall, stairwell to first floor, furnished cloakroom, bay fronted lounge, with elevated views towards Carnmoney Hill, modern fitted kitchen with comprehensive range of integrated appliances and informal dining area, stairwell to second floor, three bedrooms, to include principal en suite, and deluxe family bathroom, with white three piece suite. Externally, the property enjoys communal gardens and communal parking area. Other attributes include gas heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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 	

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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards

