

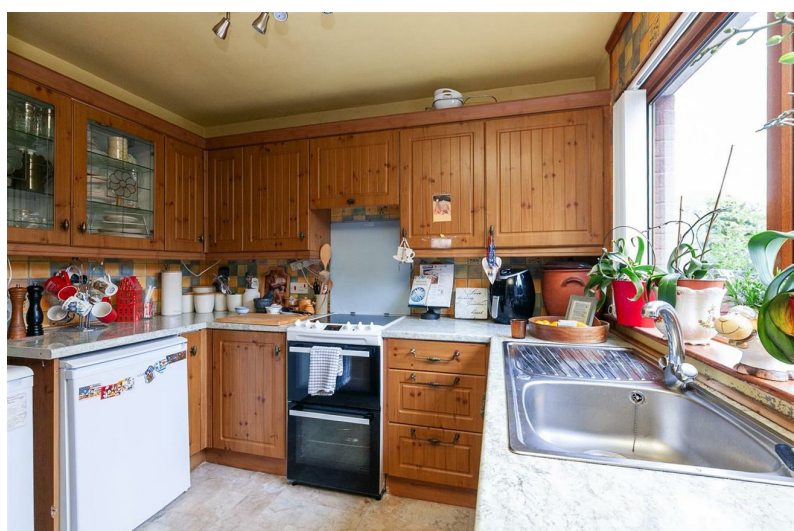


12 Pembroke Court, Newtownabbey, BT36 5AD

- Mid Town House Property
- Lounge Through Dining Room
- Shower Room
- Private Driveway
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £124,950

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC front door with matching PVC double glazed side screen. Glass panelled French doors leading to:

#### LOUNGE THROUGH DINING ROOM 22'6" x 14'10" (wps)

Exposed tongue and groove timber flooring. Stairwell to first floor. Access to under stairs store. Picture window to front elevation. Glass panelled, stable style door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 14'6" x 9'2" (wps)**

Country style fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for fridge and freezer. Plumbed and space for dishwasher and washing machine. Glass fronted display cabinets. Fitted breakfast bar unit. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to built in store, shelved hot press and roof space.

### **BEDROOM 1 11'10" x 11'5" (plus robes) (wps)**

Built in wardrobe.

### **BEDROOM 2 11'8" x 6'7"**

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

### **SHOWER ROOM**

Three piece suite comprising shower tray, vanity unit and WC. Electric shower. Part panelling to walls.

### **EXTERNAL**

Front garden finished in lawn, slate chippings and range of plants, trees and shrubbery.

Private driveway finished in tarmac.

Tiled entrance canopy.

External lighting.

Fully enclosed rear garden finished in paved patio area, raised flower bed and range of plants, trees and shrubbery.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

## **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.





**Well presented, three bedroom, mid town house property, conveniently situated within the popular Pembroke Court development, Glengormley, Newtownabbey.**

**The property comprises entrance hall, lounge through dining room, kitchen with informal dining area, three well-proportioned bedrooms, and shower room.**

**Externally, the property enjoys private driveway and fully enclosed rear garden.**

**Other attributes include oil heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing 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>70</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>47</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 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