



165 Monkstown Road, Newtownabbey, BT37 0LQ

- Immaculately Presented Family Detached
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Generous Sized Private Driveway
- Range of Sheds & Garden Stores

- Three Bedroom; Three+ Reception
- Modern Fitted Kitchen; Utility Room
- Oil Heating; Double Glazing
- Attached Garage
- Private, Fully Enclosed Rear Garden

Offers Over £265,000

EPC Rating F



165 Monkstown Road, Newtownabbey, BT37 0LQ



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Tiled floor. Stairwell to first floor. Glass panelled doors leading to lounge and family room.

LOUNGE 22'9" x 10'11"

Open fire in cast iron fireplace with granite hearth and contrasting surround. Timber herringbone style flooring. Picture window to front elevation. Open arch leading to:

DINING ROOM 9'8" x 8'9"

Herringbone style timber flooring. PVC double glazed French doors leading to rear garden. Glass panelled door leading to kitchen with informal dining area.

FAMILY ROOM 11'7" x 6'10" plus recess

Access to under stairs store. Tiled floor. Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 18'11" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect, melamine worktop. Ceramic 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with glass splashback and extractor hood over. Integrated oven. Undercounter fridge and dishwasher. Built in wine rack. Quartz effect splashback and upstands to walls to match worktop. Tile effect flooring. Glass panelled door leading to:

UTILITY ROOM 7'5" x 5'11"

Range of fitted high and low level storage units with contrasting quartz effect, melamine worktop. Plumbed and space for washing machine. Space for tumble dryer. Integrated undercounter freezer. Tile effect flooring. Hardwood double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Timber flooring. Access to partially floored roof space.

BEDROOM 1 11'3" x 10'11" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 11'1" x 10'8" (wps)

Wall to wall fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 3 8'0" x 8'0"

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising panelled bath. semi pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath. Access to shelved hot press.

EXTERNAL

Generous sized, paved, private driveway area.

Front garden finished in lawn, shrubs and mature tree.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Large fully enclosed private rear garden finished in lawn, artificial grass, paved patio areas and range of plants, trees and shrubbery.

Two timber sheds.

Garden store.

Potting shed.

Greenhouse.

Outside tap.

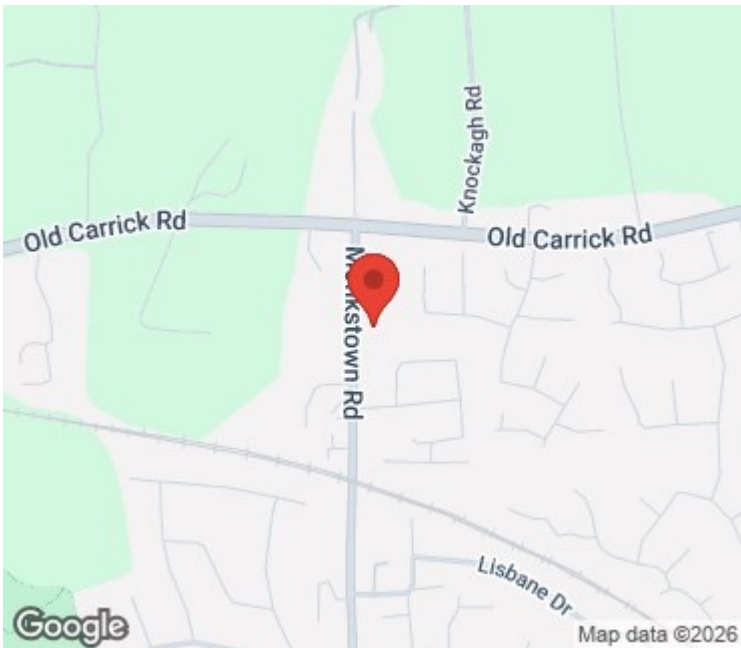
Oil fired central heating boiler.

PVC oil storage tank.

ATTACHED GARAGE 22'9" x 10'7"

Timber double doors with separate timber service door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Immaculately presented, three bedroom/three+ reception, detached family home, occupying a prime site, conveniently situated on Monkstown Road, Newtownabbey.

The property comprises entrance hall, lounge, dining room, family room, kitchen with informal dining area, utility room, three bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway, attached garage, range of timber sheds and garden stores, green house, and private, fully enclosed rear garden.

Other attributes include oil heating and double glazing.

Early interest recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	38	
(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 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