



## 2 Princes Crescent, Newtownabbey, BT37 0BB

- Extended End Terrace Property
- Lounge
- Conservatory
- Oil Heating; PVC Double Glazing
- Convenient Location
- Four Bedrooms
- Kitchen Through Dining Room
- Bathroom; En Suite Shower Room
- Front and Rear Gardens
- Ideal First Time Buy / Buy To Let

Offers Over **£134,950**

EPC Rating E





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled door to:

#### LOUNGE 16'3" x 11'9" (wps)

Access to under stairs store. Glass panelled door leading to:

#### KITCHEN THROUGH DINING ROOM 19'2" x 11'8"

Modern 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. Integrated ceramic hob with extractor hood over. Integrated double ovens. Integrated fridge freezer. Glass fronted display cabinets. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden. Hardwood panelled French doors leading to:



### **CONSERVATORY 13'6" x 7'10"**

PVC double glazed frame with matching French doors to rear garden. Tiled floor.

### **PRINCIPAL BEDROOM 17'11" x 12'0"**

PVC double glazed French door to front garden. Access to roof space.

### **WET ROOM STYLE EN SUITE SHOWER ROOM**

Three piece suite comprising fully tiled shower area, wash hand basin and WC. Electric shower. Splashback tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 2 11'9" x 11'0" (wps)**

Built in wardrobe/store. Access to shelved hot press.

### **BEDROOM 3 12'7" x 11'9" (wps)**

### **BEDROOM 4 9'5" x 8'5" (wps)**

Built in wardrobe/store.

### **BATHROOM**

Three piece suite comprising panelled corner bath, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Wood laminate floor covering.

### **EXTERNAL**

Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.

Tiled entrance canopy.

External lighting.

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

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.





**Well presented, extended, four bedroom, end terrace property, with conservatory to rear, conveniently situated within the Princes/Fernagh area of Whiteabbey, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, conservatory, ground floor bedroom with en suite shower room, three first floor bedrooms, and bathroom with three piece suite.**

**Externally, the property enjoys front and rear gardens, finished in lawn, paved patio area, decorative stone, and range of plants, trees and shrubbery.**

**Other attributes include oil 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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 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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