



12 Kings Crescent, Newtownabbey, BT37 0DH

- Semi Detached Chalet Bungalow
- Modern Fitted Kitchen
- Oil Heating
- Generous Sized Private Driveway
- Gardens Front and Rear
- Four Bedrooms
- Fully Tiled Shower Room
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £149,950

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching side screens. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 16'1" x 12'6"

Picture window to front elevation. Stone clad focal point fireplace with tiled hearth.

KITCHEN 10'11" x 10'7"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated double ovens, fridge freezer and dishwasher. Access to hot press. Splashback tiling to walls. Tile effect flooring. PVC double glazed door leading to rear garden.



BEDROOM 1 16'3" x 8'4"

Dual aspect windows.

BEDROOM 2 11'0" x 10'11"

Comprehensive range of fitted wardrobes and storage units.

FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising oversized panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to under eaves storage.

BEDROOM 3 11'10" x 11'1"

BEDROOM 4 11'10" x 8'5"

EXTERNAL

Double gates leading to generous sized driveway finished in brick pavior.

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

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

PVC oil storage tank.

MATCHING DETACHED GARAGE 16'11" x 9'2"

Up and over door. Separate service door to rear garden. Oil fired central heating boiler.

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.





Well presented, four bedroom, semi detached chalet bungalow with matching detached garage, conveniently situated within the Kings area, off Doagh Road, Newtownabbey.

The property comprises entrance hall, lounge, kitchen, four bedrooms, and shower room.

Externally, the property enjoys private driveway, matching detached garage, and gardens front and rear.

Other attributes include oil heating and PVC 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		
(39-54) E	53	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

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