



45 Abbeyville Street, Newtownabbey, BT37 0AG

- Extended End Town House
- Two Reception Rooms
- Two Shower Rooms
- Double Glazing
- Fully Enclosed Rear Garden
- Four Bedrooms
- Kitchen
- Oil Heating
- Generous Sized Private Driveway
- Convenient Location

Offers Over £149,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 13'1" x 12'2"

Focal point fireplace.

DINING ROOM 8'5" x 7'11"

Open arch leading to:

KITCHEN 11'7" x 7'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:



REAR PORCH

Tiled floor. PVC double glazed door leading to rear garden/yard.

BEDROOM 4 14'0" x 11'3"

SHOWER ROOM

Wet room style shower area, pedestal wash hand basin and WC. Tile effect panelling to walls. Electric shower.

FIRST FLOOR

LANDING

Access to hot press and roof space.

BEDROOM 1 12'4" x 9'9"

BEDROOM 2 9'8" x 7'11"

BEDROOM 3 10'6" x 9'1" (wps)

Built in wardrobe/store.

SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, wash hand basin and WC. Fully tiled walls.

EXTERNAL

Generous sized private driveway finished in brick pavior.

Low maintenance front garden finished in paving.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance paved rear garden.

Outside tap.

Oil fired central heating boiler.

PVC oil storage tank.

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.






Extended, four bedroom/two reception, end town house property, conveniently situated off Abbeyville Street, Shore Road, Whiteabbey.

The property comprises entrance hall, lounge, dining room, separate kitchen, ground floor bedroom and shower room, with three further bedrooms and second shower room found on first floor level.

Externally, the property enjoys generous sized private driveway, and low maintenance, fully enclosed rear garden.

Other attributes include oil heating and double glazing.

Early viewing recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		59	
(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

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