



20 Movilla Park, Newtownabbey, BT37 9LJ

- Extended Mid Terrace Property
- Kitchen
- Oil Heating
- Low Maintenance Gardens
- Ideal First Time Buy
- Three Bedroom; Two Reception
- Bathroom
- PVC Double Glazing
- Convenient Location
- Ideal Buy To Let Investment

Offers Over £104,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 15'10" x 11'3"

Focal point fireplace. Picture window to front elevation.

KITCHEN THROUGH DINING ROOM 18'7" x 16'0" (wps)

Fitted kitchen with range of high and low level storage units with contrasting marble effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for undercounter fridge. Plumbed and space for washing machine. Space for timber dryer. Glass fronted display cabinet. Splashback tiling to walls. Tiled floor. Access to roof space. PVC double glazed door leading to rear garden. Access to under stairs store.



FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 15'4" x 8'5"

Access to hot press.

BEDROOM 2 15'4" x 11'3" (wps)

Range of fitted wardrobes and storage units.

BEDROOM 3 9'2" x 9'3" (wps)

Built in wardrobe/store.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

EXTERNAL

Low maintenance front garden finished in paving, decorative stone and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Low maintenance fully enclosed paved rear garden.

Outside tap.

Garden store with 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, spacious, three bedroom, mid terrace property, situated within the Rathcoole area of Newtownabbey.

The property comprises entrance hall, lounge, dining room, open through to kitchen extension, three well-proportioned bedrooms, and bathroom, with three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment alike.

Early interest 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	63	
(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 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

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