

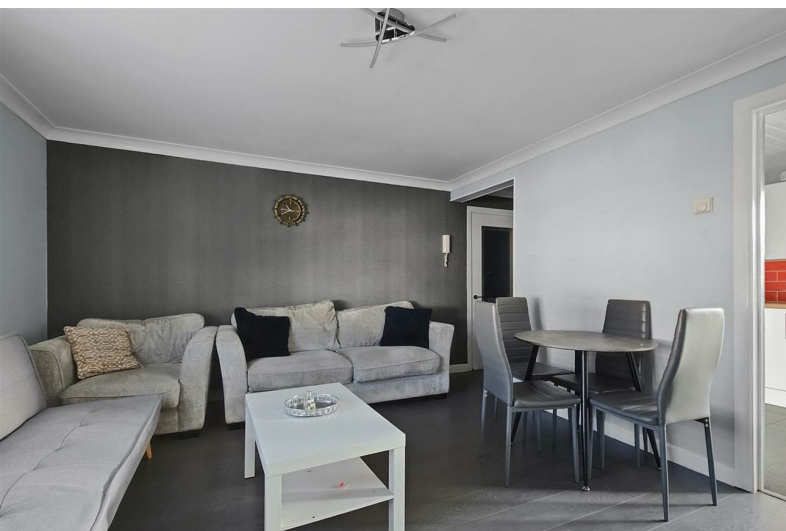


12c Mournebeg Drive, Newtownabbey, BT37 9LS

- Own Door, First Floor Apartment
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Communal Parking And Gardens
- Convenient Location
- Two Well-Proportioned Bedrooms
- Separate Kitchen
- Gas Heating; PVC Double Glazing
- Views Towards Carnmoney Hill
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating C



12c Mournebeg Drive, Newtownabbey, BT37 9LS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

#### LANDING

Tiled floor. Glass panelled door leading to:

#### LOUNGE THROUGH DINING ROOM 14'11" x 12'4" plus recess

Wood laminate floor covering. Access to store. Glass panelled door leading to:



## **KITCHEN 10'9" x 7'10" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine worktop. Ceramic sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Integrated dishwasher. Splashback tiling to walls. Access to store with gas fired central heating boiler. Tiled floor.

## **REAR HALL**

Wood laminate floor covering. Access to roof space.

## **BEDROOM 1 13'9" x 9'3"**

Access to twin built in stores. Wood laminate floor covering.

## **BEDROOM 2 11'1" x 8'2"**

Built in store/wardrobe. Wood laminate floor covering.

## **BATHROOM**

White three piece suite comprising tiled panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

## **EXTERNAL**

Communal parking area.

Communal gardens.

## **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.

## **CUSTOMER DUE DILIGENCE**

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



**COLIN  
GRAHAM  
RESIDENTIAL**  
...WE SELL HOUSES



*Well presented, own door, first floor apartment enjoying views towards Carnmoney Hill, conveniently located within the popular Rathcoole area of Newtownabbey.*

*The property comprises private entrance hall with stairwell leading to first floor landing, lounge through dining room, separate kitchen, rear hall, two well-proportioned bedrooms, and bathroom with white three piece suite.*

*Externally, the property benefits from access to communal gardens and communal parking area.*

*Other attributes include gas fired central heating, PVC double glazing, and convenient location.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing recommended.*



### 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>78</b>                  | <b>78</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>Northern Ireland</b>                     | EU Directive<br>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

**INVESTORS IN PEOPLE®**  
We invest in people Gold

**PRS** Property  
Redress  
Scheme

Proudly sponsoring

Northern  
Ireland  
Children's  
Hospice

Awards

**Telegraph**  
**PROPERTY**  
**AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY**  
**AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator**  
**Awards 2018**

**Shortlisted**  
**TheNegotiator**  
**Awards 2019**

**THE INVESTORS**  
**IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Awards 2019**  
REGIONAL AGENCY  
OF THE YEAR  
NORTHERN IRELAND  
**GOLD**

**WE ARE**  
**MACMILLAN.**  
CANCER SUPPORT