



16 The Grange, Jordanstown, Newtownabbey, BT37 0UJ

- Penthouse Apartment
- Lounge; Gas Fire
- Bathroom With Four Piece Suite
- Private Balcony Area
- Views Towards Belfast Lough And County Down
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen; Open Arch To Dining Room
- Gas Heating; Double Glazing
- Allocated Parking Space; Communal Gardens
- Convenient Location; Immaculately Presented

Offers Over £159,950
EPC Rating C



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using Planitools.

16 The Grange





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE RECEPTION HALL

Glass panelled door with matching side screen. Study area. Access to under eaves storage.

LOUNGE widest points

Gas fire. Dual aspect windows. Views towards Belfast Lough and Couny Down. Open through to:

DINING ROOM 13'2" x 12'4"

Access to roof space and under eaves storage. Hardwood double glazed French door with matching side screen leading to private balcony with Lough views. Open arch leading to:



KITCHEN 12'2" x 6'7"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with stainless steel splash back and extractor hood over. Integrated oven. Space for fridge freezer. Space and plumbed for dishwasher. Splash back tiling to walls. Tiled floor.

REAR HALL

Access to utility store and roof space.

BEDROOM 1 20'6" x 11'2"

Views towards Belfast Lough and County Down.

BEDROOM 2 widest points

Built in wardrobe.

BATHROOM

White four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Access to shelved store with gas fired central heating boiler.

EXTERNAL

Allocated parking space.

Communal gardens.

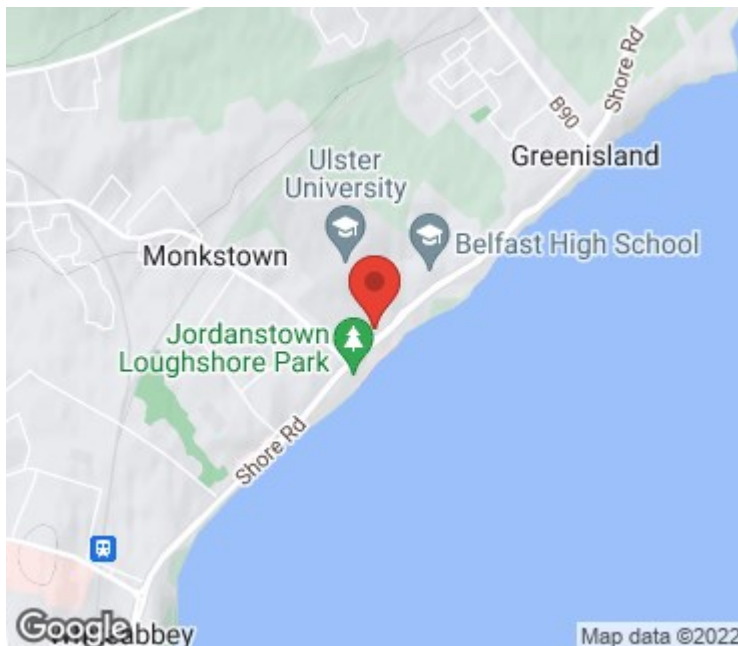
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Immaculately presented, two bedroom, penthouse apartment with allocated parking space and private balcony enjoying views towards Belfast Lough and County Down, located within the popular Grange development, situated off the Shore Road, Jordanstown, Newtownabbey. The property comprises communal entrance hall with intercom entry system, private reception hall with study area, lounge with gas fire and dual aspect windows enjoying views towards Belfast Lough, dining room with access to private balcony and open arch leading to modern fitted kitchen, rear hall, two well proportioned bedrooms, and bathroom with white four piece suite. Externally the property enjoys communal gardens, and allocated parking space. Other attributes include gas fired central heating, double glazing and convenient location. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(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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