COLIN GRAHAM RESIDENTIAL

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22 Armoy Gardens, Newtownabbey, BT37 9AU

- Spacious, Well Presented, Semi D
- 4 Bed; 1+ Rec / 3 Bed: 2+ Rec
- Deluxe Bathroom; Four Piece Suite
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Adaptable Accommodation
- Kitchen With Informal Dining Area
- Furnished Cloakroom
- Private Driveway
- Convenient Location

Offers Over £164,950

EPC Rating D

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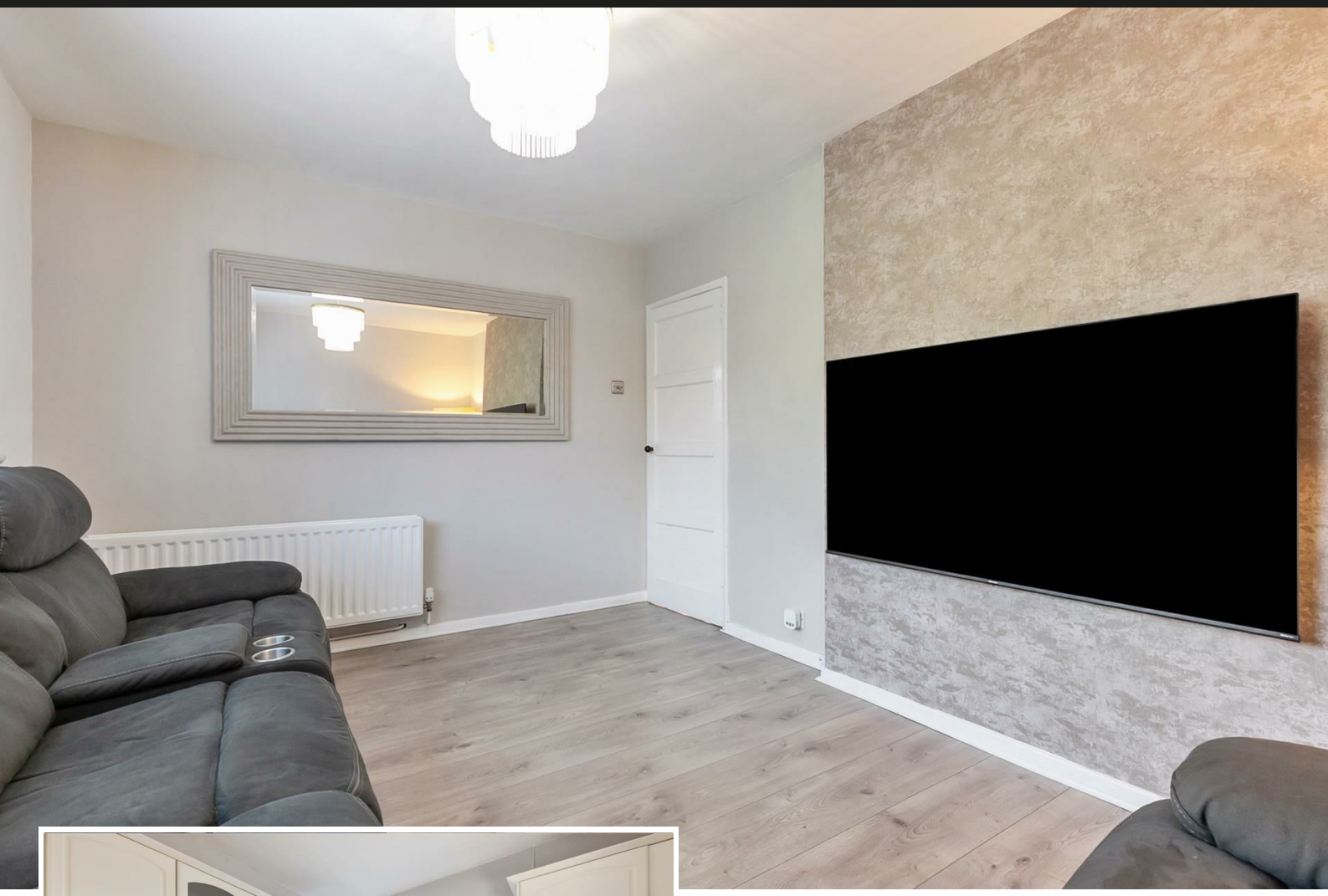

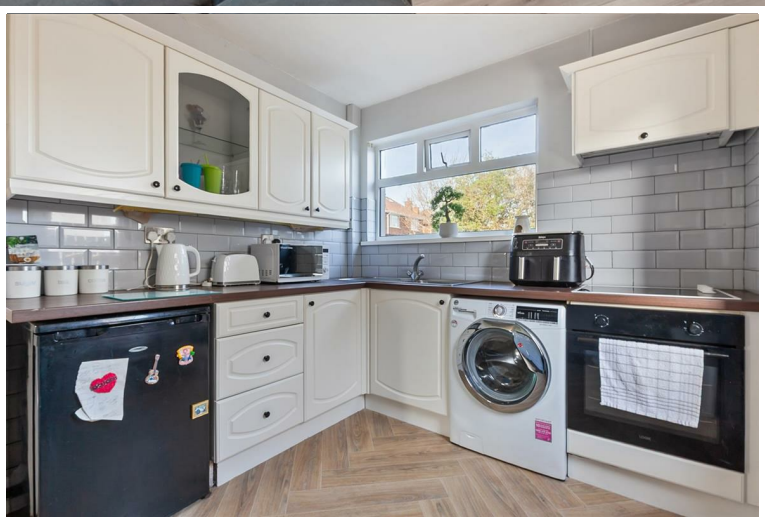

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store with power and light.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC.

LOUNGE 13'10" x 9'11"

Wood laminate floor covering.

RECEPTION / BEDROOM 12'0" x 10'8" (wps)

Box bay window to front elevation. Open fire in slate clad fireplace. Wood laminate floor covering.

[redacted]

[redacted]

KITCHEN WITH INFORMAL DINING AREA 9'10" x 8'3"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for undercounter fridge. Plumbed and space for washing machine. Glass fronted display cabinet. Splashback tiling to walls. Hardwood double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 13'8" x 10'1" (wps)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'8" x 9'11"

View towards Cavehill. Wood laminate floor covering.

BEDROOM 3 10'0" x 8'5"

Wood laminate floor covering.

DELUXE BATHROOM

Contemporary, white, four piece suite comprising freestanding bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn and decorative stone.
Private driveway finished in tarmac with double gates extending to rear.
Entrance porch.
External power points.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn and timber decking.
Outside tap.
Garden store.

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.

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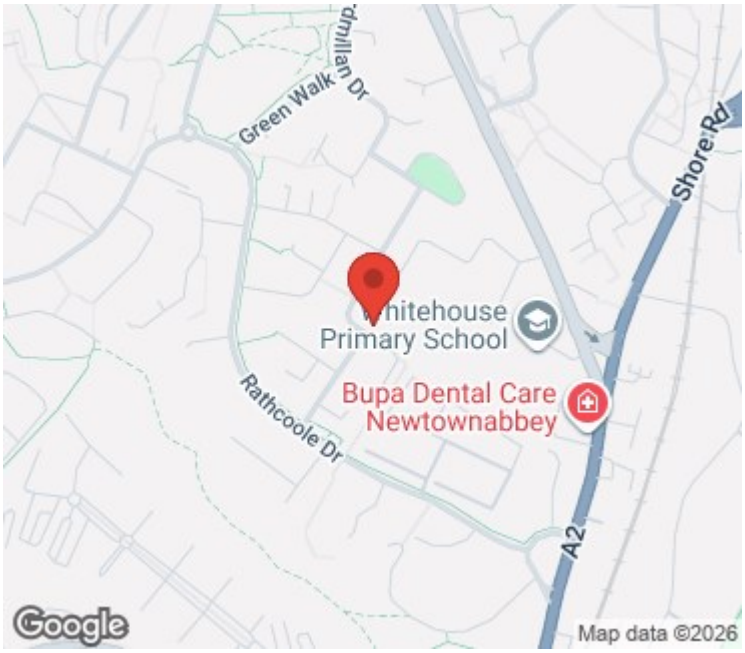
Spacious, well presented, semi-detached home, with private driveway, conveniently situated within the popular Armoy Gardens area of Rathcoole, Newtownabbey.

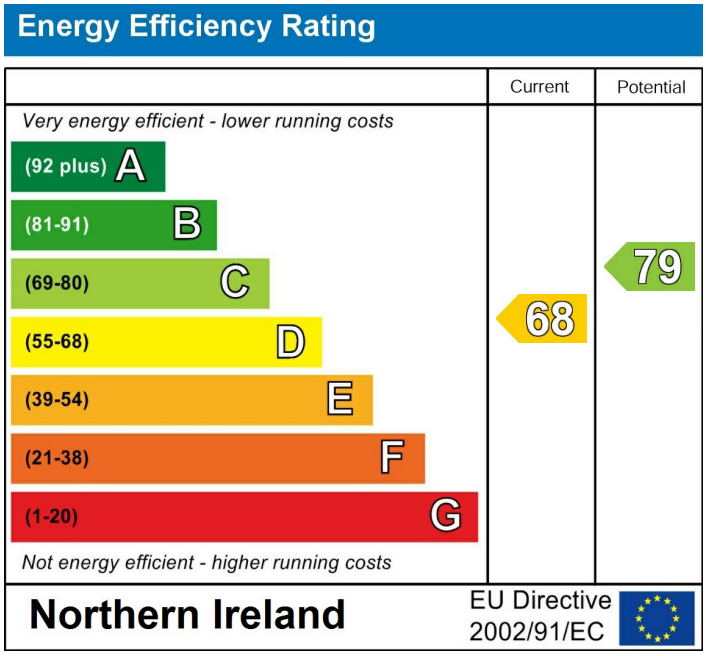
The property comprises entrance hall, furnished cloakroom, lounge, family room/bedroom four, kitchen with informal dining area, three well-proportioned first floor bedrooms, and deluxe bathroom, with contemporary, white, four piece suite.

Externally, the property enjoys private driveway finished in tarmac, front garden, additional driveway area/service area via double gates, and private, fully enclosed rear garden.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.





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