



191 Monkstown Road, Newtownabbey, BT37 0LQ

- Extended, Semi Detached Home
- Lounge; Open Arch to Dining Room
- Bathroom; White Suite
- Private Driveway
- Timber Garden Room
- Two Well-Proportioned Bedrooms
- Separate Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £149,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door.

LOUNGE 13'4" x 12'1" (wps)

Box bay window to front elevation. Cast iron wood burning stove on stone hearth. Wood laminate floor covering. Open arch leading to:

DINING ROOM 13'1" x 9'8" (wps)

Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.



KITCHEN 9'1" x 6'11"

Modern fitted kitchen with range of high and low level storage units with contrasting wood grain effect melamine worktop. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Built in wine rack. Splashback tiling to walls. Tiled floor. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to floored roof space via slingsby style ladder.

BEDROOM 1 13'6" x 9'10" (wps)

Timber panelled feature wall. Wood laminate floor covering.

BEDROOM 2 9'10" x 8'3"

Wood laminate floor covering.

BATHROOM

Contemporary, white, three piece suite comprising panelled corner bath, pedestal wash hand basin and WC. Part tiling to walls. Tiled floor.

FLOORED ROOF SPACE 12'3" x 8'9" plus undereaves area

Power, light, Velux window, radiator and wood laminate floor covering.

EXTERNAL

Generous sized private driveway finished in tarmac.

External lighting.

Fully enclosed rear garden finished in lawn, concrete patio area, timber decking and decorative stone.

External power points.

Outside tap.

Timber garden room with attached store to rear.

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

Immaculately presented, two bedroom, semi detached home with floored roof space and timber garden room, conveniently positioned on Monkstown Road, Newtownabbey.

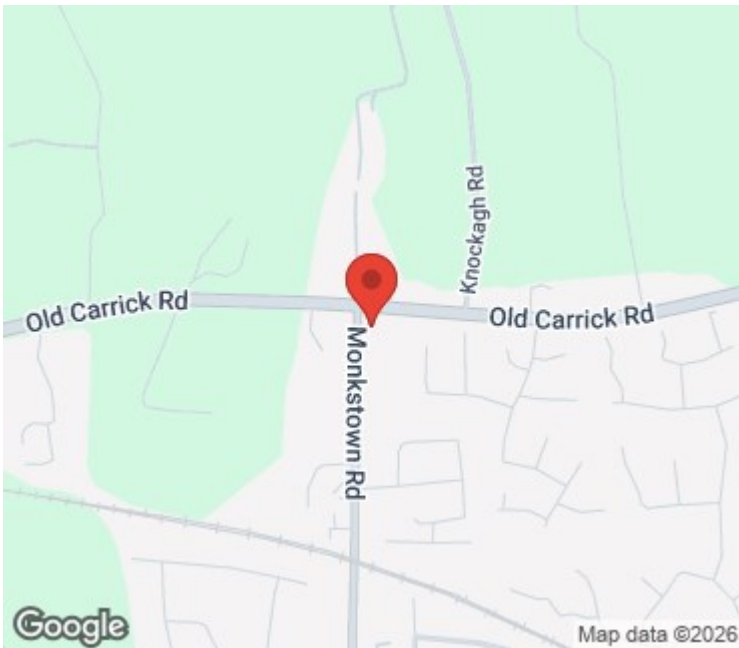
The property comprises lounge, open arch to dining room, separate modern fitted kitchen, two well-proportioned bedrooms, bathroom, and floored roof space.


Externally, the property enjoys private driveway, finished in tarmac, and fully enclosed rear garden, finished in lawn, concrete patio area, timber decking and decorative stone.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early interest highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(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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