



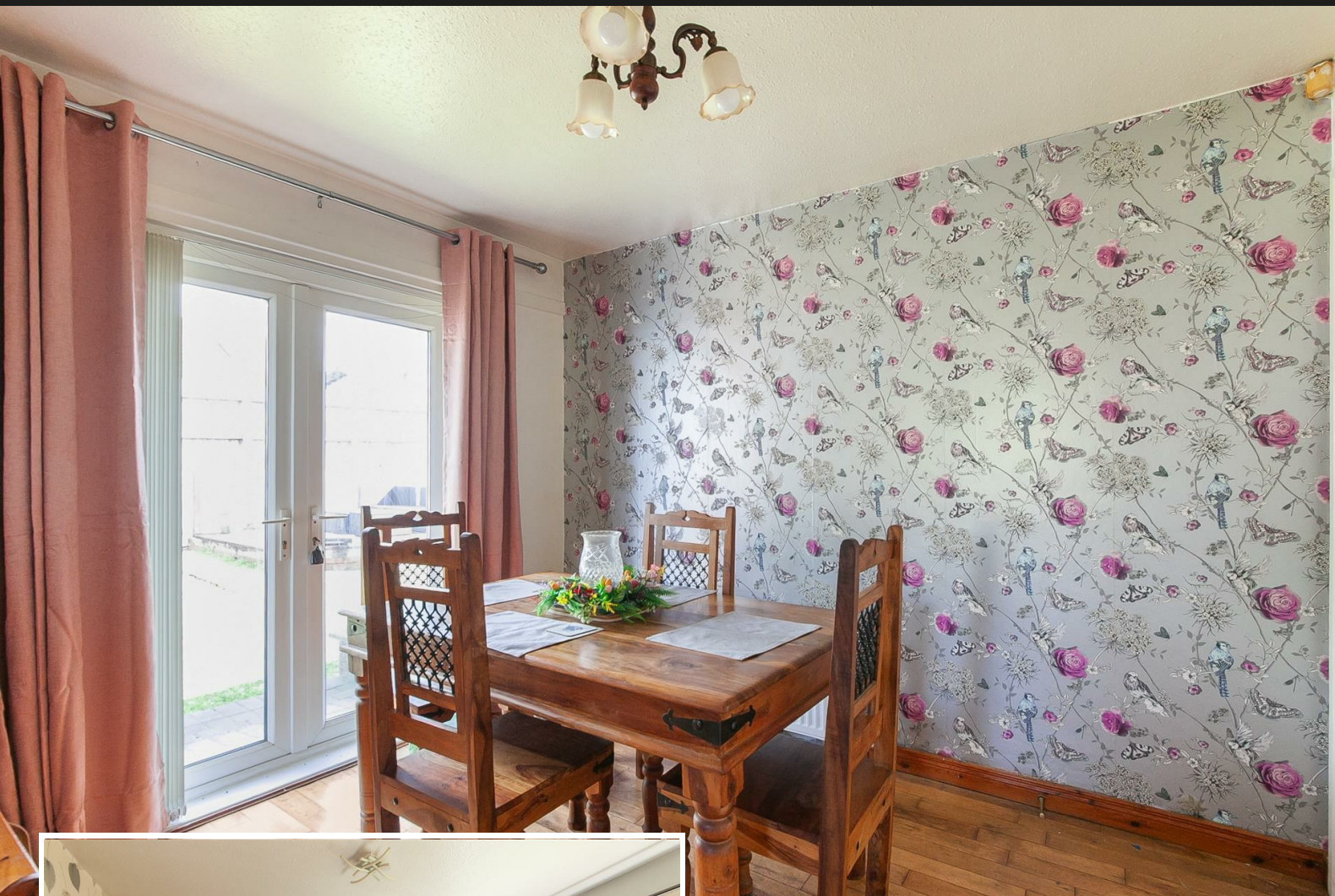
29 Loral Park, Newtownabbey, BT37 0LH

- Detached Bungalow
- Lounge; Separate Dining Room
- Bathroom With Four Piece Suite
- Private Driveway
- Gardens Front And Rear
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £189,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front entrance door with matching double glazed side screens. Tiled floor. Open to:

#### ENTRANCE HALL

Timber flooring. Built in store with power points. Access via slingsby style ladder to partially floored roof space with light and power.

#### LOUNGE 14'10" x 11'10"

Open fire in granite fireplace with matching hearth and timber surround. Picture window to front elevation.

#### DINING ROOM 10'2" x 8'10"

Timber flooring. PVC double glazed French patio doors leading to rear garden.



### **KITCHEN 11'10" x 10'0"**

Modern fitted kitchen with range of high and low level storage units and contrasting, melamine work surface. Stainless steel sink unit with draining bay and mixer tap. Space for range cooker with extractor canopy over. Integrated fridge and dishwasher. Fully tiled walls. Tiled floor. PVC double glazed, stable style door leading to driveway.

### **BEDROOM 1 11'10" x 9'4"**

Timber flooring. Fitted bedroom furniture encompassing wardrobes, drawers and overhead lockers. Picture window to front elevation.

### **BEDROOM 2 10'1" x 9'4"**

Fitted bedroom furniture encompassing wardrobes, drawers and overhead lockers. Picture window to rear elevation.

### **BEDROOM 3 8'9" x 8'5"**

Timber flooring. Fitted bedroom furniture encompassing wardrobe and overhead lockers.

### **FAMILY BATHROOM**

White, four piece suite comprising panelled bath, separate fully panelled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. PVC panelling to walls. Chrome towel radiator. Tile effect lino floor covering. Access to shelved hot press.

### **EXTERNAL**

Private driveway finished in concrete.  
 Front garden finished in lawn, decorative stone and range of plants, trees and shrubbery.  
 PVC fascia, soffits, rainwater goods.  
 Rear garden finished in lawn, paved patio area, shrub beds and raised timber decked area.  
 Solar panels (leased).  
 PVC oil storage tank.  
 External lighting.  
 Outside tap.

### **MATCHING DETACHED GARAGE 28'0" x 11'4"**

Roller shutter door to driveway. Separate service door to rear garden. Light, power, plumbed for washing machine, and oil fired central heating boiler.

### **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.



**Well presented, three bedroom, two reception, detached bungalow with matching detached garage, occupying a generous sized site located within the popular Laral Park development, off Monkstown Road, Newtownabbey.**

**The property comprises entrance porch open to entrance hall, lounge with open fire, separate dining room, modern fitted kitchen, three well proportioned bedrooms, and family bathroom with four piece suite.**


**Externally, the property enjoys private driveway finished in concrete, matching detached garage, front garden finished in lawn, decorative stone and range of plants, trees and shrubbery, and rear garden finished in lawn, paved patio area, shrub beds and raised timber decked area.**

**Other attributes include oil fired central heating, PVC double glazing, solar panels (leased) and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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 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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