COLIN GRAHAM RESIDENTIAL

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21 Collinbridge Manor, Newtownabbey, BT36 7YR

- Two Storey, Duplex Apartment
- Lounge Through Kitchen/Informal Dining Area
- Gas Heating
- Allocated Parking Space
- Uninterrupted Views Over Belfast Lough
- Three Bedroom; Principal En Suite
- Bathroom; Four Piece Suite
- PVC Double Glazing
- Communal Guest Parking
- Ideal First Time Buy / Buy To Let

Offers Over £174,950

EPC Rating C





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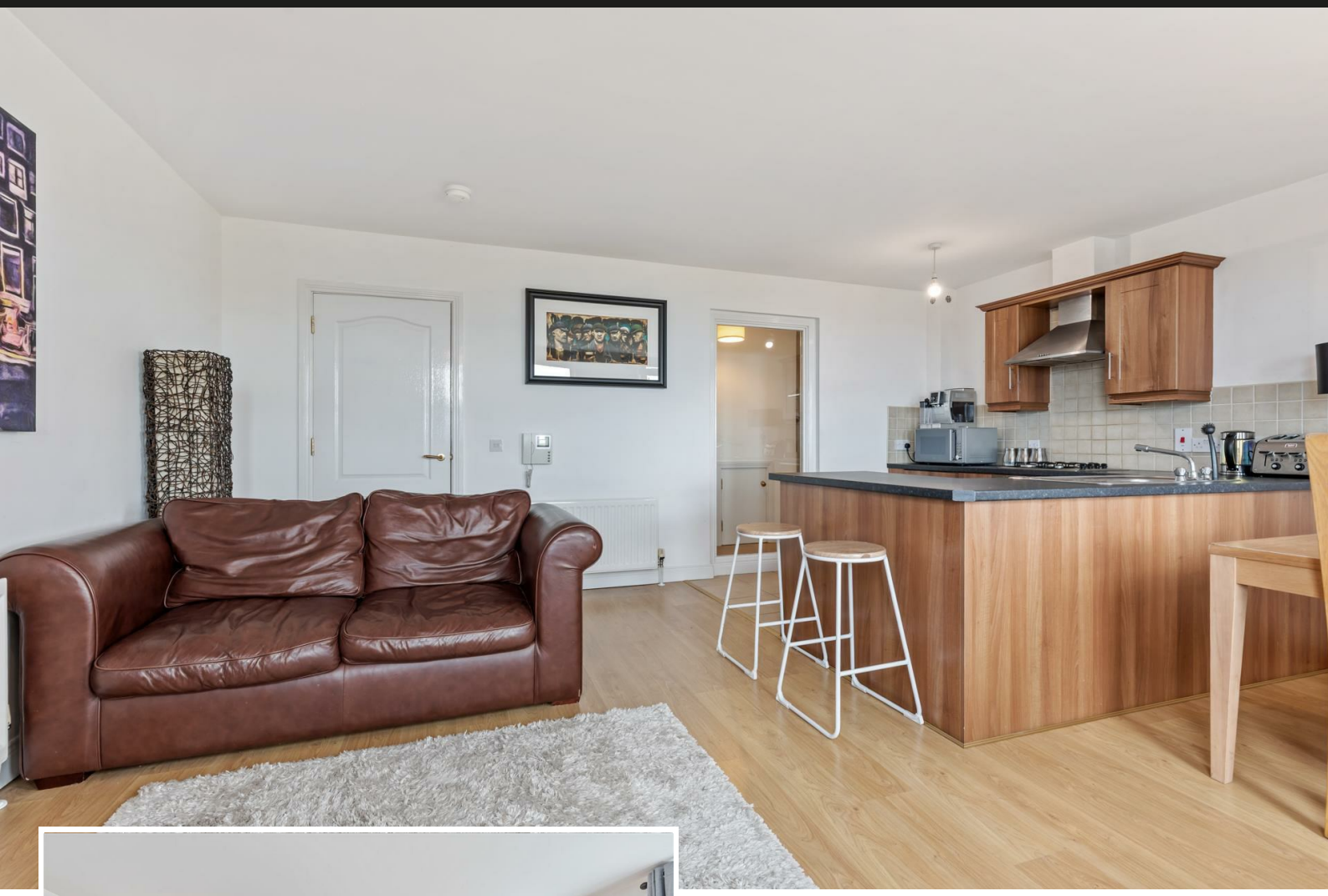




PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Video intercom entry system. Stair access to upper floors.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom. Access to separate store. Stairwell to first floor landing.



OPEN PLAN LOUNGE THROUGH DINING ROOM WITH KITCHEN 18'3" x 17'9" (wps)

Bay window to front elevation enjoying elevated view towards Belfast Lough and Carnmoney. Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Stainless steel sink unit with draining bay. Integrated undercounter fridge. Splashback tiling to walls. Tiled floor. Wood laminate floor covering to living and dining areas.

BEDROOM 2 12'6" x 11'10"

Elevated view towards Belfast Lough and Carnmoney. Wood laminate floor covering.

BATHROOM

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor.



FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler.

PRINCIPAL BEDROOM 14'11" x 8'7" (wps)

Wood laminate floor covering. Access to roof space.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor.

BEDROOM 3 16'8" x 9'6" (wps)

Wood laminate floor covering.



EXTERNAL

Allocated parking space.
Communal guest parking.

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, three bedroom, two-storey duplex apartment, conveniently situated within the Collinbridge area of Glengormley, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, open plan lounge through kitchen with informal dining area, three well-proportioned bedrooms, to include principal en suite, and separate bathroom, with white, three piece suite.

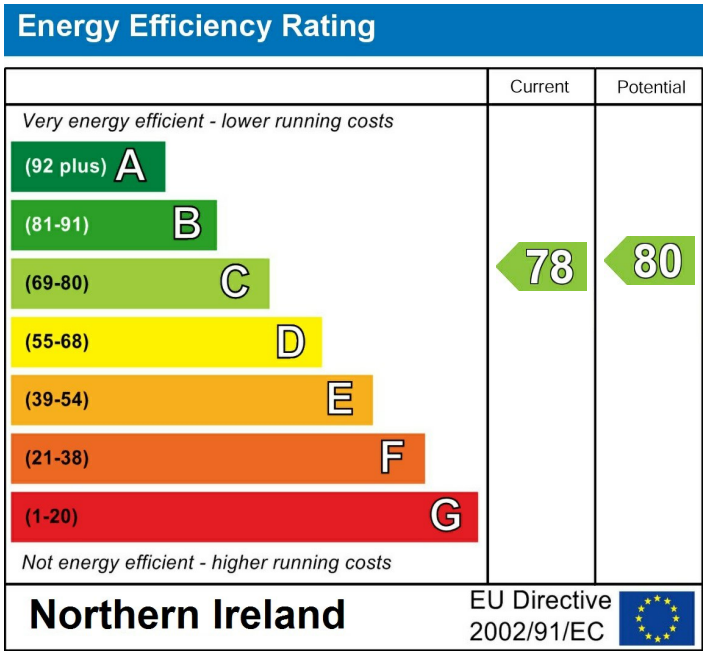
Externally, the property enjoys private parking, in addition to communal guest parking.

Other attributes include gas heating, PVC double glazing, and uninterrupted, elevated views over Belfast Lough.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.





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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