

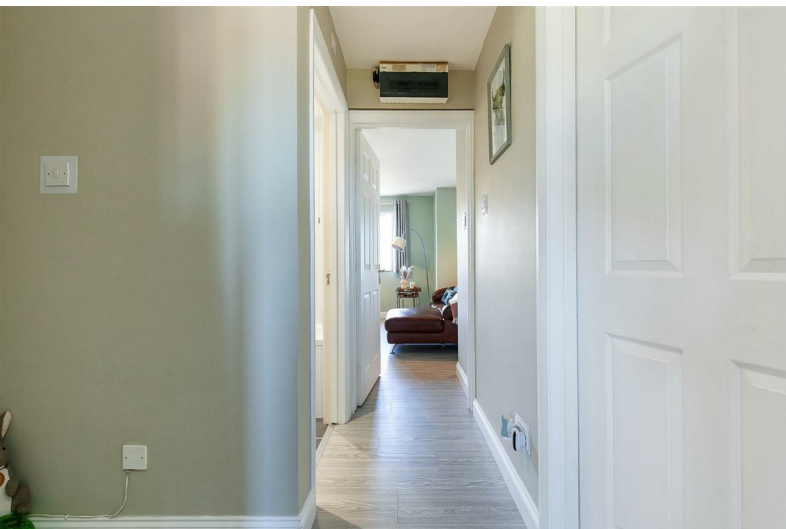


6 Abbey Mews, Newtownabbey, BT37 0GG

- First Floor Apartment
- Lounge Through Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Two Bedrooms
- Kitchen Recess
- Gas Heating
- Gated Parking To Rear
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating C



6 Abbey Mews, Newtownabbey, BT37 0GG



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Shared with only one other apartment.

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to roof space.

### LIVING THROUGH DINING ROOM 20'2" x 12'9" (wps)

Focal point fireplace. Wood laminate floor covering. PVC double glazed doors leading to Juliet style balcony.



## **KITCHEN RECESS 10'11" x 6'6"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall.

## **BEDROOM 1 13'10" x 10'10" (wps)**

Wood laminate floor covering.

## **BEDROOM 2 9'10" x 8'1"**

Wood laminate floor covering.

## **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator. Fully panelled walls. Tiled floor.

## **EXTERNAL**

Gated parking 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.





# COLIN GRAHAM RESIDENTIAL

## ...WE SELL HOUSES

**Well presented, two bedroom, first floor apartment, conveniently situated off Monkstown Road/Lisbane Avenue, Newtownabbey.**

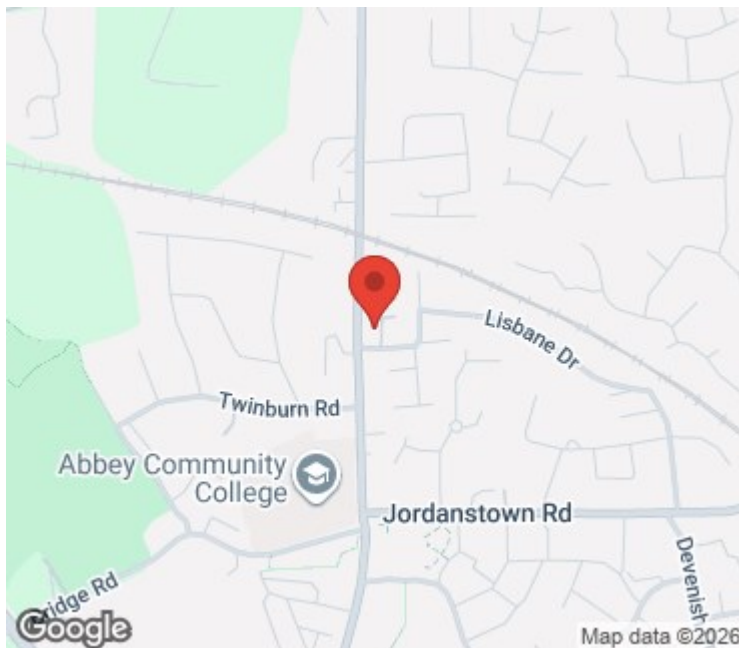
**The property comprises communal entrance hall (shared with only one other apartment), private entrance hall, lounge through dining room, kitchen recess, two bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys gated parking to rear.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 70                                                                                                            | 75        |
| (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 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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**Shortlisted**  
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