

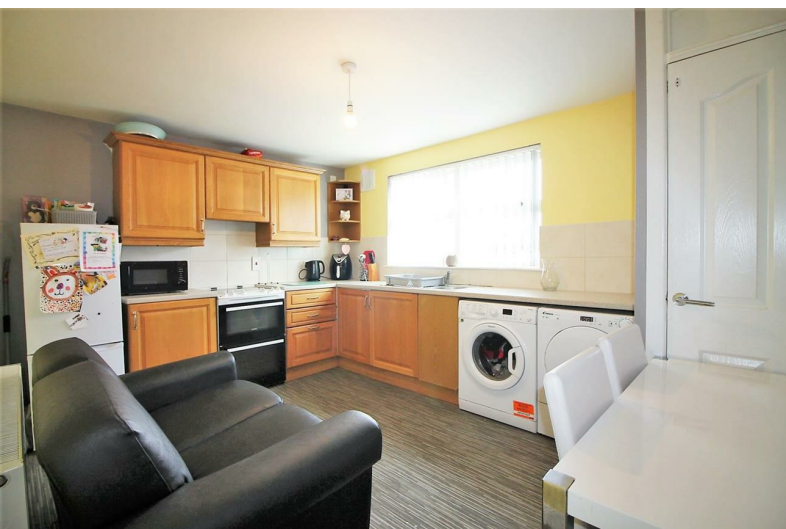


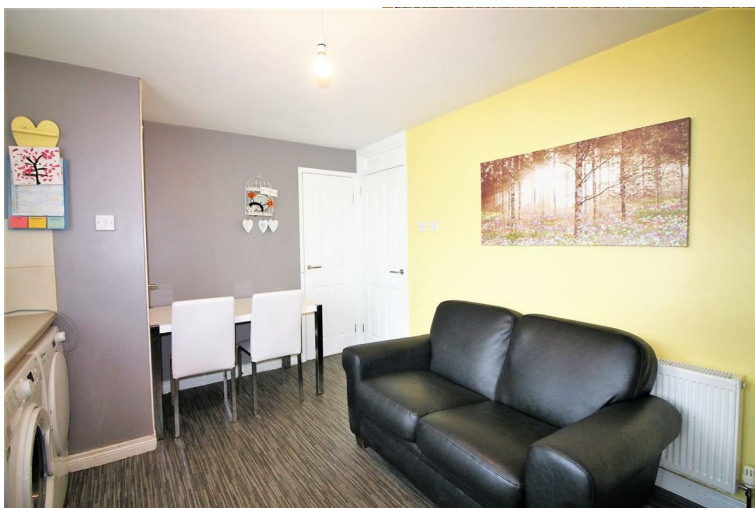
2 Greyabbey Gardens, Newtownabbey, BT37 0JE

- Mid Terrace
- Lounge; Open Fire
- Deluxe Bathroom With White Suite
- Private Driveway
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Low Maintenance, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £79,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC panelled front door. Stairwell leading to first floor.

LOUNGE 14'4" x 13'11"

Open fire in cast iron fireplace with tiled hearth and timber surround. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA widest points

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point with retractable extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Access to store.



REAR HALL

Access to store. Hardwood, glass panelled door leading to rear garden.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space. Wood laminate floor covering.

BEDROOM 1 12'2" x 9'7"

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 2 10'10" x 10'3"

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 3 widest points

Built in wardrobe/store. Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit and folding shower screen over bath. Chrome towel radiator.

EXTERNAL

Double gates leading to private driveway finished in brick pavior.

Tiled entrance canopy.

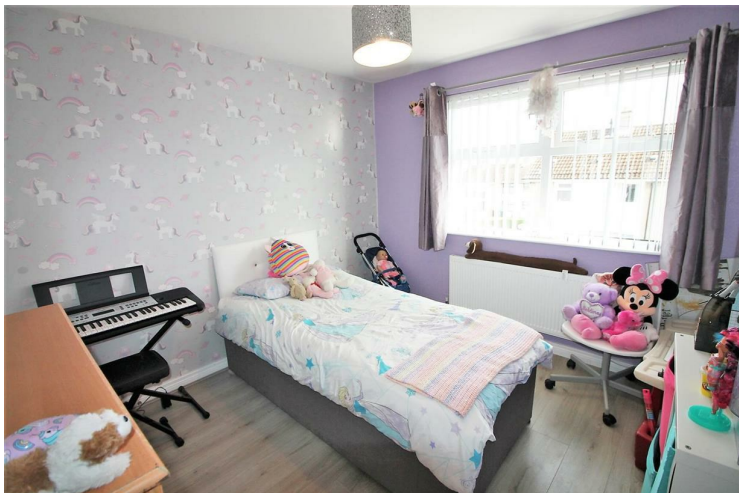
Low maintenance, fully enclosed, paved rear garden.

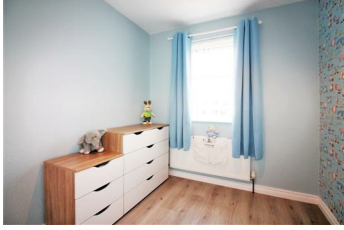
External lighting.

Outside tap.

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.






Immaculately presented, three bedroom, mid terrace property with private driveway and fully enclosed, low maintenance rear garden, conveniently located within the popular Monkstown area of Newtownabbey. The property comprises entrance hall, lounge with open fire, modern fitted kitchen with informal dining area, rear hall, three well proportioned first floor bedrooms, and deluxe, fully tiled bathroom with white three piece suite. Externally the property enjoys double gates leading to private driveway finished in brick pavior, and low maintenance, fully enclosed, paved rear garden. Other attributes include gas fired central heating, double glazing, and convenient location. Ideal first time buy / buy to let investment alike. Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(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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