



2 Richmond Way, Newtownabbey, BT36 5LQ

- Immaculately Presented Semi D
- Lounge; Open Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Private Driveway; Garage
- Convenient Location

Offers Over £179,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 14'3" x 11'10" (wps)

Open fire in granite fireplace with matching hearth and surround. Wood laminate floor covering. Picture window to front elevation. Open arch leading to:



KITCHEN THROUGH DINING ROOM 17'8" x 9'7" (plus recess)

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for washing machine. Space for under counter fridge and separate freezer. Fitted breakfast bar unit. Gas boiler (housed within matching unit). Splashback tiling to walls. Tile effect flooring. PVC double glazed door to rear garden. Separate PVC double glazed French doors to rear garden from dining area.

FIRST FLOOR

LANDING

Access to shelved store and partially floored roof space via slingsby style ladder.

BEDROOM 1 11'8" x 9'11" (plus wardrobe space)

Fitted wardrobes in mirror panelled sliding doors.

BEDROOM 2 9'10" x 9'3"

Wood laminate floor covering.

BEDROOM 3 8'7" x 7'6" (wps)

Built in wardrobe/store. Wood laminate floor covering.

BATHROOM

Contemporary white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat control main shower unit with drench shower head and glass shower screen over bath. Chrome towel radiator. Fully tiled walls.

EXTERNAL

Double gates leading to private driveway finished in brick pavior. Front garden finished in lawn, tree bark and range of plants, trees and shrubbery.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area, timber decking and brick pavior.

Outside tap.

SINGLE GARAGE 18ft x 10ft (approx)

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, semi detached home with garage, occupying a cul-de-sac position within the popular Richmond area of Glengormley, Newtownabbey.

The property comprises entrance hall, lounge with open fire, kitchen through dining room, modern fitted kitchen, three bedrooms and bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys private driveway, garage, front garden, and fully enclosed rear garden, finished in lawn, paved patio area, timber decking, and brick pavior.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

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