



193 Monkstown Road, Newtownabbey, BT37 0LQ

- Extended Semi Detached Home
- Kitchen With Informal Dining Area
- Floored Roof Space
- Generous Sized Private Driveway
- Low Maintenance Gardens
- Two Bedroom; Two Reception
- Bathroom
- Oil Heating; Double Glazing
- Large Garage/Workshop
- Convenient Location

Offers Over £149,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Glass panelled front door. Feature height ceiling, continuing throughout ground floor level. Wood laminate floor covering. Glass panelled door leading to:

#### ENTRANCE HALL

Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 22'8" x 9'6" (wps)

Dual aspect windows. Box bay window to front elevation. Focal point fireplace with tiled hearth. Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 13'2" x 9'0"**

Fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Matching breakfast bar area. Colour coded 1.5 bowl sink unit with draining bay. Cooker point. Plumbed and space for washing machine. Plumbed and space for dishwasher. Space for under counter fridge. Integrated microwave oven. Splashback tiling to walls. Tiled floor. Glass panelled door leading to:

## **FAMILY ROOM 13'5" x 12'2" (wps)**

Aluminium framed, double glazed, sliding patio doors to side and rear. Timber flooring. Built in storage unit/bar. Glass panelled door leading to integral garage.

## **FIRST FLOOR**

### **LANDING**

Fixed stairwell to roof space.

### **BEDROOM 1 13'1" x 9'10"**

Wall to wall fitted wardrobes with mirror panelled sliding doors. Wood laminate floor covering.

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

Wood laminate floor covering.

### **FULLY TILED BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC.

### **FLOORED ROOF SPACE 12'6" x 9'3"**

Light, double radiator, Velux window and access to under eaves storage.

### **EXTERNAL**

Double gates leading to generous sized private driveway area finished in concrete and paving.

Fully enclosed, low maintenance, paved rear yard.

PVC oil storage tank.

External lighting.

## **LARGE ATTACHED GARAGE/WORKSHOP 23'9" x 11'8"**

Power operated, roller, shutter door. Separate service door to family room. Power and light. Shower room to rear with three piece suite, comprising shower, pedestal wash hand basin and WC.





## 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, extended, two bedroom/two reception, semi detached home, with large matching garage/workshop, and generous sized private driveway area, conveniently situated off Monkstown Road, Newtownabbey.**

**The property comprises entrance porch, entrance hall, lounge, separate family room, kitchen with informal dining area, two well proportioned bedrooms, bathroom and floored roof space.**

**Externally, the property enjoys driveway, garage/workshop, with shower room, and low maintenance gardens.**

**Other attributes include oil heating and double glazing.**

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



### 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</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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