

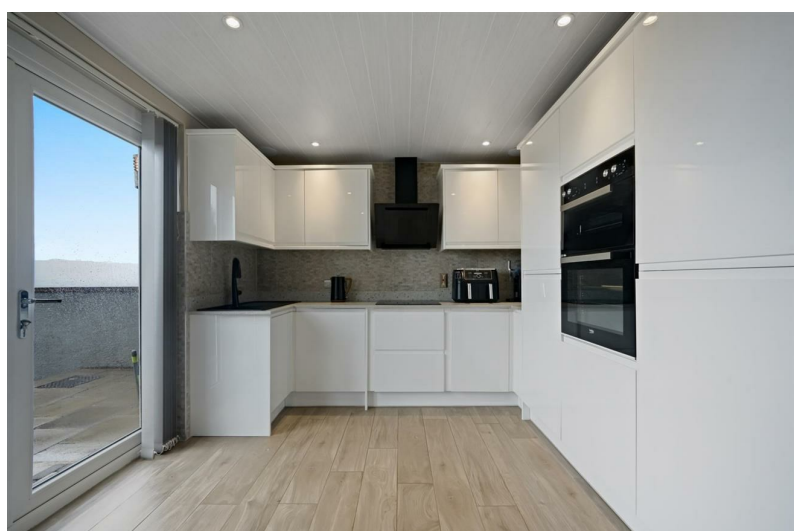


38 Forthill Gardens, Newtownabbey, BT36 6QT

- Extended End Terrace Property
- Kitchen Through Dining Room
- Deluxe Bathroom
- Gas Heating; PVC Double Glazing
- Timber Garden Room
- Lounge; Media Wall
- Modern Fitted Kitchen
- Floored Roof Space
- Low Maintenance Gardens
- Immaculately Presented Throughout

Offers Over £139,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Herringbone style wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 13'10" x 12'9" (wps)

Feature window to front elevation. Media wall with contemporary electric focal point fireplace. Herringbone style wood laminate floor covering. Glass panelled door leading to:

KITCHEN THROUGH DINING ROOM 17'4" x 10'2"

Modern fitted white high gloss kitchen with range of high and low level storage units with contrasting polished concrete effect melamine worktop with matching upstands to walls. Colour coded sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated double ovens. Integrated larder fridge. Separate integrated larder freezer and integrated washing machine. Splashback tiling to walls. Wood laminate floor covering. Access to under stairs storage. Matching island unit with breakfast bar area. PVC double glazed French doors leading to rear garden. Elevated view towards Knockagh and Belfast Lough.



FIRST FLOOR

LANDING

Timber panelled feature wall. Glass balustrade. Fixed stairwell to floored roof space.

BEDROOM 1 10'9" x 10'4"

Built in wardrobe. Elevated rural view towards Knockagh and Belfast Lough. Wood laminate floor covering.

BEDROOM 2 12'1" x 10'7" (wps)

Built in wardrobe with gas fired central heating boiler. Wood laminate floor covering. Timber panelled feature wall.

BEDROOM 3 8'10" x 8'10" (wps)

Wood laminate floor covering.

DELUXE FULLY TILED BATHROOM

Contemporary, white three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled main shower unit and glass shower screen over bath. Towel radiator.

FLOORED ROOF SPACE

LANDING

ROOM 15'8" x 11'0"

Power, light, radiator, window and access to under eaves storage. Elevated rural view towards Mossley Mill, Knockagh and Belfast Lough.

EXTERNAL

Low maintenance fully enclosed front garden finished in paved patio areas.

Entrance porch.

Stone cladding to front elevation.

External lighting.

Fully enclosed low maintenance paved rear garden.

Outside tap.

INSULATED TIMBER GARDEN ROOM 15'2" x 7'5"

Power, light, windows and rubber mat flooring.

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, end terrace property with floored roof space and timber garden room, conveniently situated within the Ballyduff area of Newtownabbey.

The property comprises entrance hall, lounge with contemporary media wall, kitchen through dining room with modern fitted kitchen, three well-proportioned bedrooms, deluxe bathroom, and floored roof space.

Externally, the property enjoys low maintenance, paved gardens front and rear, and insulated timber garden room.

Other attributes include gas heating, PVC double glazing, and views toward Mossley Mill, Knockagh and Belfast Lough.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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 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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