



12c Mournebeg Drive, Newtownabbey, BT37 9LS

- Own Door, First Floor Apartment
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Communal Parking And Gardens
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Views Towards Carnmoney Hill
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £69,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Intercom entry system. PVC double glazed window. Stairwell leading to first floor.

FIRST FLOOR

LANDING

Tiled floor. Glass panelled door leading into:

LOUNGE THROUGH DINING ROOM 17'9" x 14'10" (wps)

Picture window to front elevation. Wood laminate floor covering. Built in storage cupboard. Intercom phone handset. Glass panelled door into:



KITCHEN 10'8" x 7'10"

Modern fitted kitchen with range of high and low level storage units finished in white high gloss doors and contrasting wood block effect melamine work surface. Ceramic sink unit with matching draining bay and swan neck mixer tap. Integrated four ring gas hob with extractor canopy over. Integrated oven, dishwasher and washing machine. Space for fridge freezer. Access to built in store with gas fired central heating boiler. Splash back tiling to walls. Tiled floor. PVC panelling to ceiling.

REAR HALL

Wood laminate floor covering. Access to roof space.

BEDROOM 1 13'8" x 9'2"

Wood laminate floor covering. Picture window to front elevation. Built in twin stores/wardrobes.

BEDROOM 2 11'1" x 8'2"

Wood laminate floor covering. Picture window to rear elevation. Built in store/wardrobe.

BATHROOM 7'11" x 6'2" (wps)

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer taps, electric shower and glass shower screen over bath. Splash back tiling to bath and sink. Tiled floor with matching skirting.

EXTERNAL

Communal parking area.
Communal gardens.

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, own door, first floor apartment enjoying views towards Carnmoney Hill, conveniently located within the popular Rathcoole area of Newtownabbey. The property comprises private entrance hall with stairwell leading to first floor landing, lounge through dining room, modern fitted kitchen, rear hall, two well proportioned bedrooms, and bathroom with white three piece suite. Externally the property benefits from access to communal gardens and communal parking area. Other attributes include gas fired central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing stronhighly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(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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