

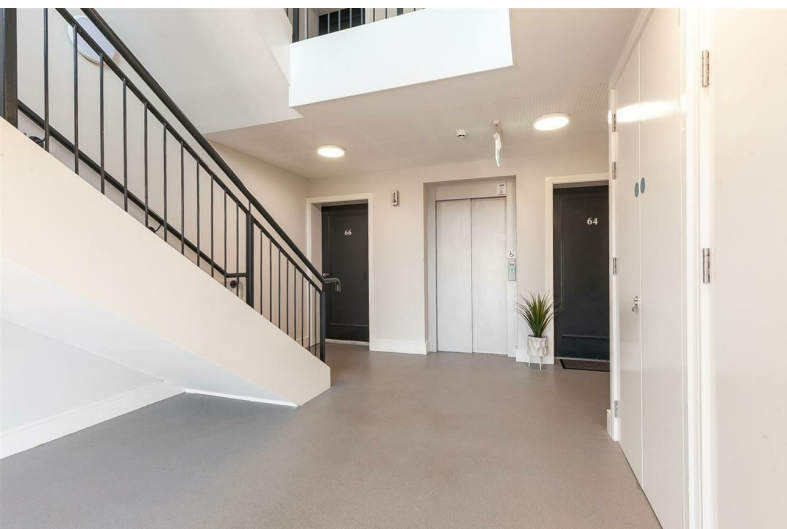


## 66 Loughshore Manor, Newtownabbey, BT37 9FD

- Immaculately Presented, Ground Floor Apt.
- Lounge Through Kitchen; Informal Dining Area
- Bathroom; Contemporary White Suite
- Private Patio Area
- Communal Landscaping
- Two Bedroom; Principal En Suite
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Parking Space
- Convenient, Well Sought After Development

Offers Over **£179,950**

EPC Rating B



66 Loughshore Manor, Newtownabbey, BT37 9FD



## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom entry system.

### PRIVATE ENTRANCE HALL

Tile floor. Access to built in stores.

### LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 18'4" x 14'11"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Splashback tiling to walls. Tiled floor. Dual aspect windows. PVC double glazed sliding patio doors with matching side screens leading to private patio area.



## **PRINCIPAL BEDROOM 13'5" x 13'3" (wps)**

Picture window to front elevation.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **BEDROOM 2 13'3" x 9'10"**

## **BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Glass shower screen over bath. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **EXTERNAL**

Allocated parking space.  
Communal guest parking.  
Communal landscaping.  
Private patio to rear.

## **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, spacious, two bedroom, ground floor apartment with private patio area, situated within the recently constructed, well sought after, Loughshore Manor development, Shore Road, Newtownabbey.**

**The property comprises communal entrance hall, private entrance hall, lounge through kitchen with informal dining area, two bedrooms, to include principal en suite, and separate bathroom, with contemporary, white, three piece suite.**

**Externally, the property enjoys private parking space, communal guest parking, and private patio area to rear.**

**Other attributes include gas heating, PVC double glazing, and convenient location, with schools, Hazelbank Park/lough shore walks, and access to Belfast city centre all within a short distance.**

**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>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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