COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com

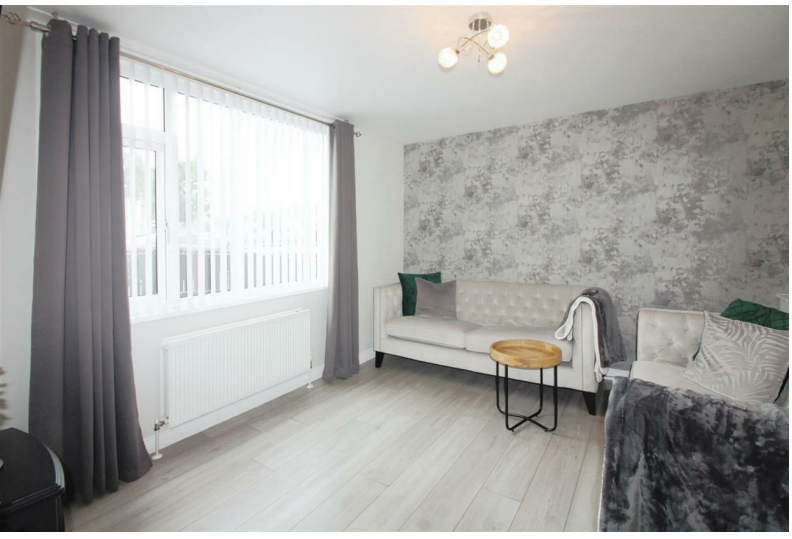


120 Tynan Drive, Newtownabbey, BT37 0JA

- Mid Terrace
- Lounge
- Deluxe Fully Tiled Bathroom
- Furnished Cloakroom
- Convenient Location; Immaculately Presented
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Fully Enclosed Gardens Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £99,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

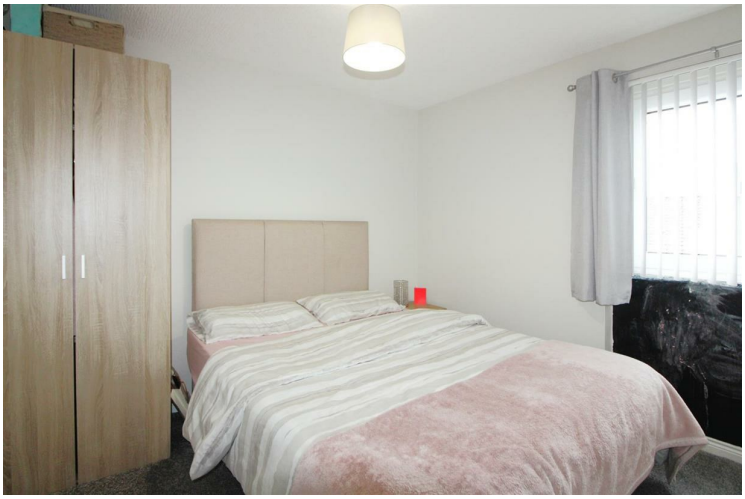
ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to shelved hot press. Glass panelled doors to lounge and kitchen.

LOUNGE 11'11" x 11'8" (wps)

Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 19'4" x 12'9"

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with glass splash back and stainless steel extractor hood over. Integrated double oven. Integrated dishwasher. Space for fridge freezer. Matching island unit with breakfast bar area. Wood laminate floor covering. PVC double glazed French doors to rear garden. Open arch leading to:

REAR HALL

Wood laminate floor covering. PVC double glazed door with matching side screen to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising vanity unit and WC. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 11'10" x 10'11" (wps)

Built in wardrobe.

BEDROOM 2 14'7" x 8'3"

BEDROOM 3 12'10" x 9'10" (wps)

DELUXE FULLY TILED BATHROOM

White four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Chrome towel radiator.

EXTERNAL

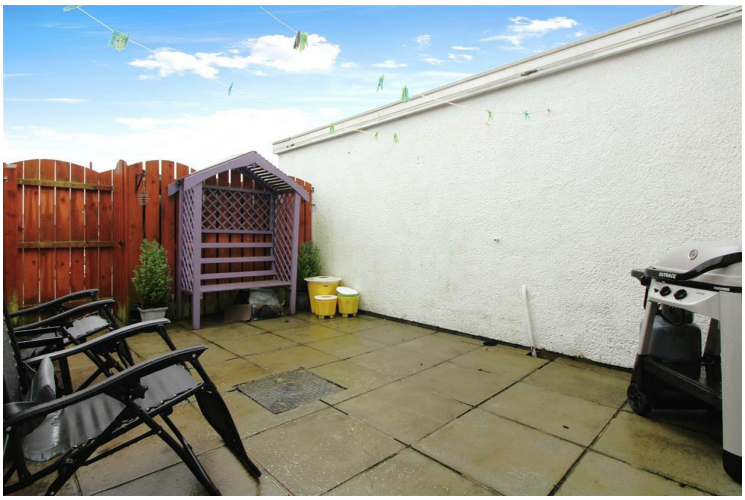
Fully enclosed, low maintenance front garden finished in decorative stone.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance paved rear garden.
Boiler house with oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



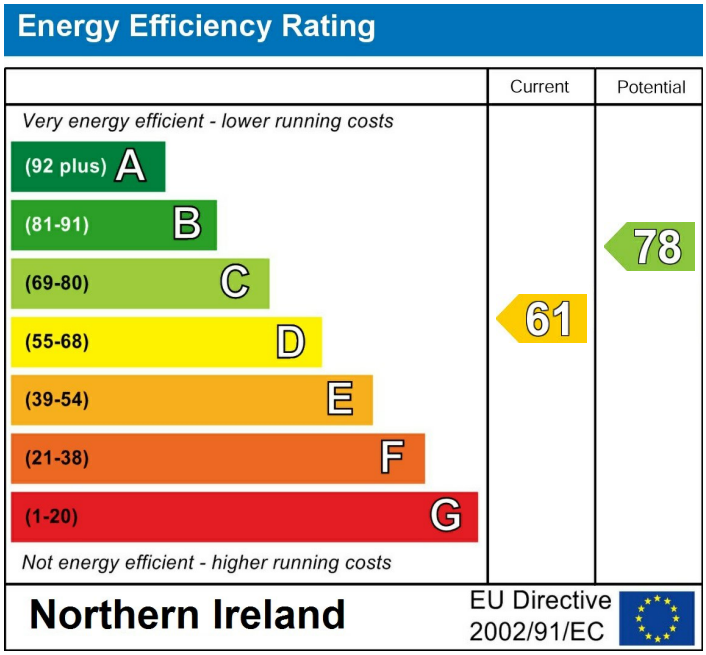


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, mid terrace property with enclosed, low maintenance gardens front and rear, conveniently located within the popular Monkstown area of Newtownabbey. The property comprises entrance hall, lounge, kitchen through dining with modern fitted kitchen, rear hall, furnished cloakroom, three well proportioned first floor bedrooms, and deluxe fully tiled bathroom with white four piece suite. Externally the property enjoys fully enclosed, low maintenance front garden finished in decorative stone and fully enclosed, low maintenance paved rear garden. Other attributes include oil fired central heating, PVC double glazing, and convenient location. Ideal first time buy / buy to let investment alike. Early viewing strongly recommended to avoid disappointment.





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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