



61 Armoy Gardens, Newtownabbey, BT37 9AU

- End Terrace Property
- 4 Bed; 1 Rec / 3 Bed; 2 Rec
- Bathroom With Three Piece Suite
- PVC Double Glazing
- Convenient Location

- Adaptable Accommodation
- Fitted Kitchen
- Oil Fired Central Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £134,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 14'3" x 12'0"

Open fire in stone clad fireplace with tiled hearth.

RECEPTION / BEDROOM 4 12'9" x 10'5"



KITCHEN 10'5" x 7'6"

Fitted kitchen with range of high and low level storage units with contrasting marble effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Glass fronted display cabinets. Half tiling to walls. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store, hot press and roof space.

BEDROOM 1 14'3" x 8'10"

Built in wardrobe.

BEDROOM 2 12'10" x 9'7" (wps)

BEDROOM 3 10'9" x 10'8"

Built in wardrobe.

BATHROOM

Three piece suite comprising bath, wash hand basin and WC. Electric shower with drench shower head and glass shower screen over bath. Fully tiled walls. LVT flooring.

EXTERNAL

Front garden finished in lawn, plants, trees and shrubbery.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area and range of shrubs.

Store.

Oil fired central heating boiler.

PVC oil storage tank.

Outside tap.

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.





Spacious, end terrace property, situated within the popular Armoy Gardens area of Rathcoole, Newtownabbey.

Offering adaptable accommodation, the property comprises entrance hall, lounge with stone clad fireplace, separate dining room/bedroom four, kitchen, three well-proportioned, first floor bedrooms, and bathroom with three piece suite.

Externally, the property enjoys gardens front and rear, finished in lawn, paved patio area, and range of plants, trees and shrubbery.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(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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