



44C Tynan Drive, Newtownabbey, BT37 0HZ

- First Floor Apartment
- Lounge Through Dining Room
- Deluxe Shower Room
- Communal Garden/Service Area To Rear
- Ideal First Time Buy / Buy To Let
- Two Bedrooms
- Separate Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Parking Area To Side
- Open To Cash Offers Only.

Offers Over £74,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Wood laminate floor covering. Access to roof space.

LOUNGE 15'1" x 12'7" (wps)

Picture window to front elevation. Wood laminate floor covering.

KITCHEN 9'4" x 8'11" (wps)

Modern, high gloss, fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Colour coded sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Tile effect panelling to walls. Wood laminate floor covering.



REAR HALL

Wood laminate floor covering. Access to built in store.

BEDROOM 1 11'7" x 11'3" (wps)

Wood laminate floor covering.

BEDROOM 2 10'9" x 6'5"

Built in wardrobe. Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Communal gardens front and rear.
Garden store.

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, two bedroom, first floor apartment, conveniently situated off Tynan Drive, Monkstown, Newtownabbey.

The property comprises communal entrance hall, private entrance hall, lounge through dining room, separate modern fitted kitchen, rear hall, two bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

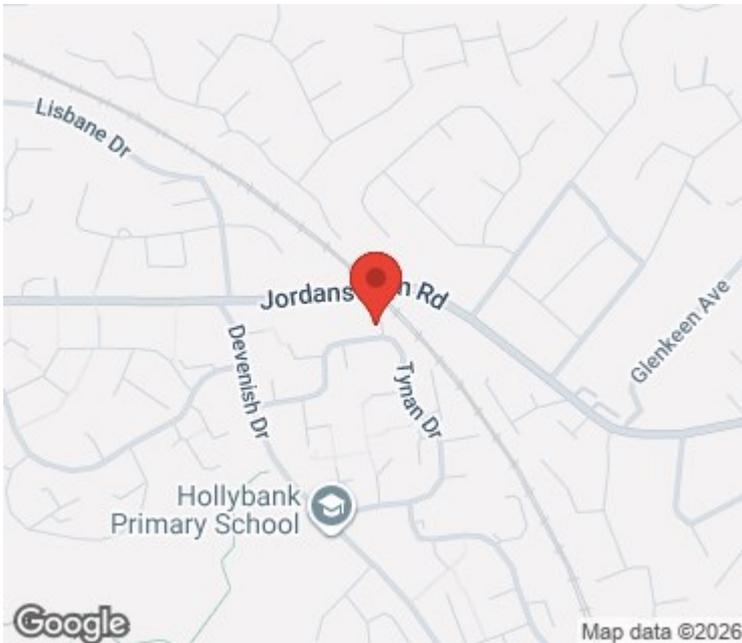
Externally, the property enjoys communal garden/service area to rear, and communal parking area to side.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Open to cash offers only.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(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 and 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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