



4 Loral Park, Newtownabbey, BT37 0LH

- Detached Bungalow
- Kitchen
- Oil Heating
- Private Driveway
- Gardens Front and Rear

- Three Bedroom; Two Reception
- Bathroom; Separate WC
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £179,950

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Glass panelled doors leading to lounge and dining room. Access to cloakroom. Access to partially floored roof space via slingsby style ladder.

LOUNGE 14'11" x 11'10"

Gas fire in stone clad fireplace with tiled hearth. Picture window to front elevation.

DINING ROOM 10'2" x 8'11"



KITCHEN 11'8" x 10'1"

Fitted kitchen with range of high and low level storage units with contrasting melamine worktop. Stainless steel sink unit with draining bay. Integrated ceramic hob. Integrated double oven. Plumbed and space for washing machine. Fully tiled walls. PVC double glazed door leading to driveway and garden.

BEDROOM 1 11'10" x 9'5"

Range of fitted wardrobes and storage units.

BEDROOM 2 10'2" x 9'6"

Wood laminate floor covering.

BEDROOM 3 8'8" x 8'6"

BATHROOM

Coloured two piece suite comprising panelled bath and pedestal wash hand basin. Half tiling to walls. Chrome towel radiator. Access to hot press.

CLOAKROOM WITH WC

Half tiling to walls.

EXTERNAL

Double gates leading to private driveway finished in concrete. Front garden finished in lawn and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio areas and range of plants, trees and shrubbery, Outside tap.

PVC oil storage tank.

Garden store.

MATCHING DETACHED GARAGE 16'4" x 9'5"

PVC coated roller shutter door. Separate service door to rear garden. Power, light and oil fired central heating boiler.

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.

Well presented, three bedroom/two reception detached bungalow with matching detached garage, situated within the popular and conveniently positioned Laral Park development, Monkstown Road, Newtownabbey.

The property comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, and separate WC.

Externally, the property enjoys private driveway, garage, and gardens front and rear.

Other attributes include oil heating and PVC double glazing.

The property is in need of modernisation, as generously reflected within marketing figure.

Early interest recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(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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