



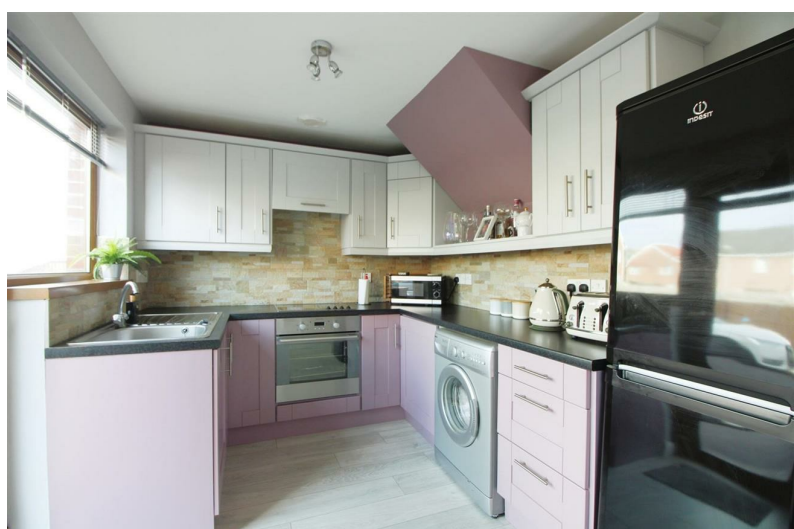
2 Breen Court, Newtownabbey, BT37 0DS

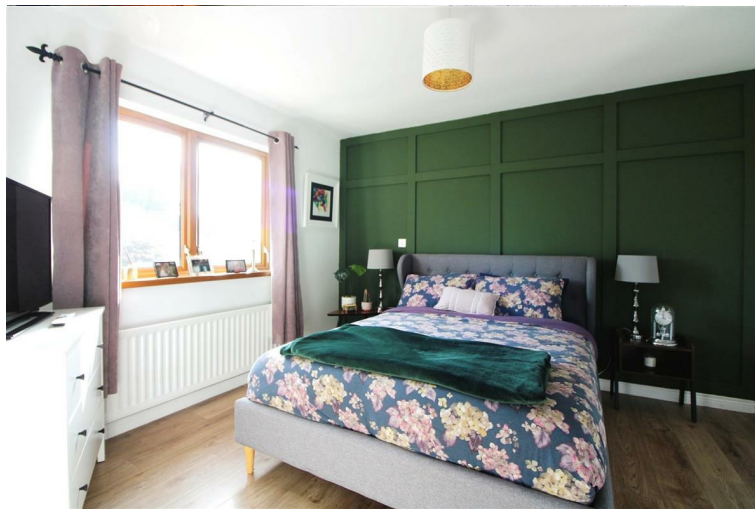
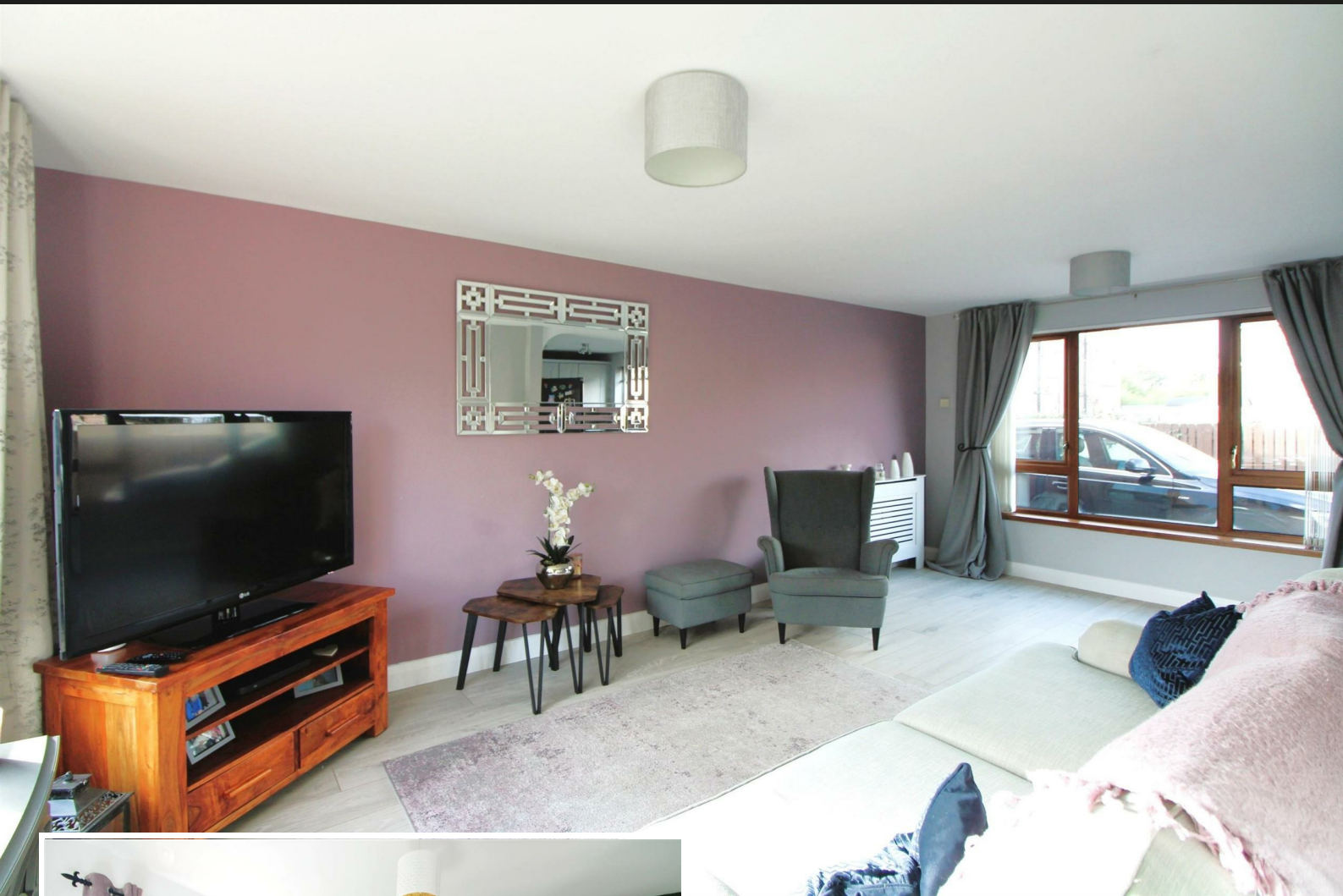
- End Town House
- Living Through Dining Room
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Convenient Location

- Three Bedrooms; Principal With En Suite
- Open Arch To Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Parking Front And Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £139,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC panelled front door. Wood laminate floor covering. Glass panelled door leading to lounge. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Wood laminate floor covering.

LIVING THROUGH DINING ROOM 20'0" x 11'2"

Dual aspect windows. Wood laminate floor covering. Open arch leading to:



KITCHEN 9'7" x 7'10"

Modern fitted kitchen with range of high and low level storage units with contrasting granite 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 for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed door to rear.

FIRST FLOOR

LANDING

Access to store with gas fired central heating boiler. Access to roof space.

PRINCIPAL BEDROOM 11'9" x 11'0"

Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to sink. Towel radiator. Tiled floor.

BEDROOM 2 11'1" x 7'6"

BEDROOM 3 11'11" x 11'0" (wps)

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Communal parking areas to front and rear.

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.





CRAWFORD
MULHOLLAND
FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

Your property may be repossessed if you fail to keep up repayments on your mortgage.

Immaculately presented, three bedroom, town house property conveniently located within a select development situated off the Monkstown Road, Newtownabbey, within walking distance to shops, local amenities and public transport routes. The property comprises private entrance hall, living through dining room with dual aspect windows and open arch leading to modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and bathroom with white three piece suite. Externally the property enjoys generous sized communal parking areas front and rear. Other attributes include gas fired central heating, PVC double glazing, and convenient location Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(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 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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