



2b Iona Gardens, Newtownabbey, BT37 9EX

Offers Around £64,950

- First floor apartment in highly popular and convenient location
- Lounge
- Kitchen
- Double glazing
- Garden to side with right of use
- 2 Bedrooms
- Office
- Bathroom
- Solid fuel heating
- Ideal first time buy or investment opportunity

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This two-bedroom apartment offers an excellent opportunity for buyers looking to add value. In need of modernisation and priced accordingly, the property provides a fantastic blank canvas to create a stylish and comfortable home. The accommodation comprises two bedrooms, a spacious lounge, kitchen, separate office and a bathroom. With plenty of potential, it would make an ideal purchase for a first-time buyer eager to personalise their space or an investor seeking a rewarding project.

 2  1  2  D

Council Tax Band:



COMMUNAL ENTRANCE HALL

Storage cupboard for apartment

APARTMENT ENTRANCE HALL

Cloaks, laminate wood flooring, separate built in storage, insulated copper cylinder

LOUNGE

15'11" x 11'5"

Laminate wood flooring, fireplace with tiled hearth, cornicing

OFFICE

7'4" x 4'7"

KITCHEN

11'4" x 9'10"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, built in oven, inlaid hob, extractor hood, wall tiling, ceramic tiled flooring, space for fridge freezer, plumbed for washing machine, space for dishwasher, downlighters, glass display cabinet

BEDROOM (1)

11'0" x 10'2"

Built in wardrobes

BEDROOM (2)

10'5" x 8'9"

Built in storage, cornicing

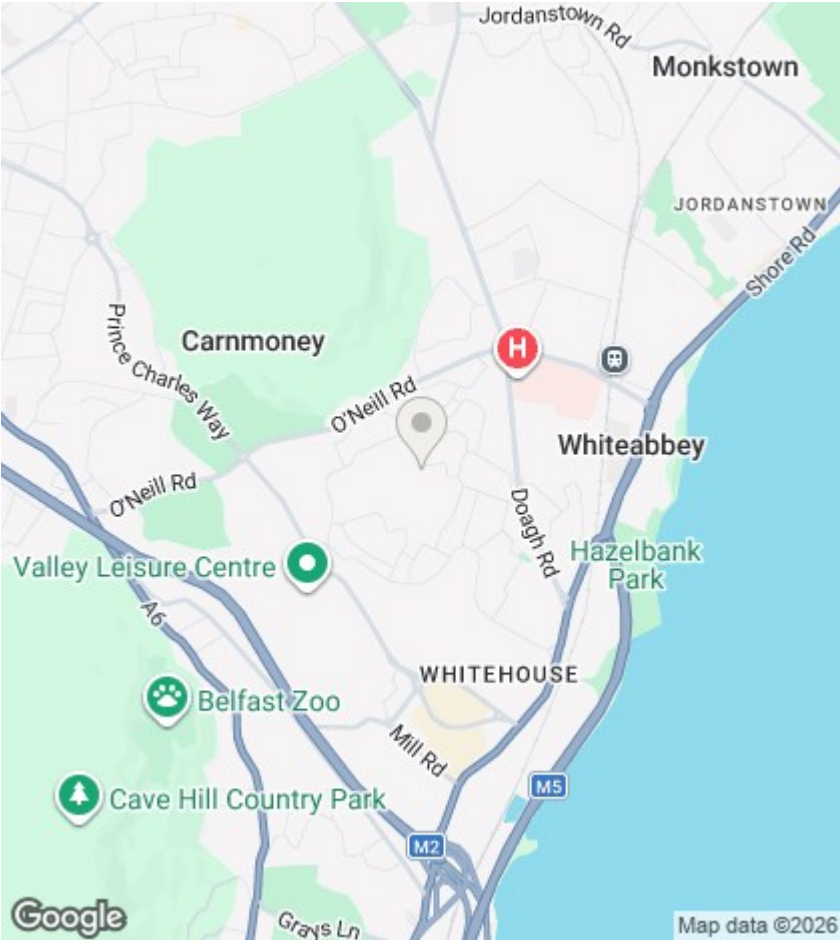
BATHROOM

Panelled bath unit, controlled shower, low flush W/C, wall tiling, pedestal wash hand basin

OUTSIDE

External gardens are owned by the housing executive but both properties have a right to use.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC