



20 Richmond Road, Newtownabbey, BT36 5LD

Offers Over £209,950

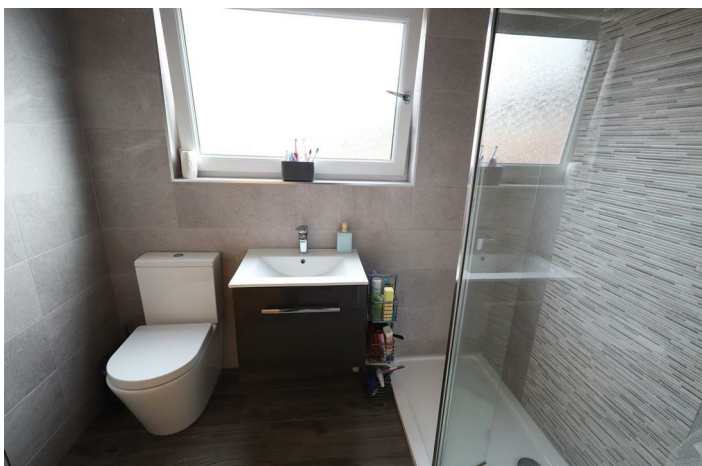
- Extended detached villa in highly popular and convenient location
- Lounge
- Family room
- Oil fired central heating/Double glazing in uPVC frames
- Enclosed paved patio area to the rear/driveway to front
- 3 Bedrooms
- Open plan kitchen/dining room
- Modern shower room
- Detached garage/workshop
- Located close to excellent schools shops and frequent public transport links

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This well presented three bedroom detached property has been thoughtfully extended to the rear, creating spacious and versatile living accommodation ideal for modern family life. The home features a comfortable lounge, a bright open-plan kitchen and dining area and an additional family room providing extra space for relaxation or entertaining. Upstairs, there are three well proportioned bedrooms, complemented by a stylish, modern shower room. The property benefits from oil fired central heating and double glazing set within durable uPVC frames, ensuring warmth and efficiency throughout the year. Externally, there is an enclosed paved patio to the rear, perfect for outdoor dining, and a paved driveway to the front offering convenient off-road parking. Early viewing is highly recommended.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Composite front door, tiled flooring

LOUNGE

14'3" x 12'6"

Fireplace with tiled hearth, laminate wooden flooring

KITCHEN/DINING ROOM

17'8" x 9'3"

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, cooking point, stainless steel extractor fan, glazed display cabinet, space for fridge freezer, space for dishwasher, downlighters, understair storage,

FAMILY ROOM

10'3" x 9'1"

Laminate wooden flooring, cornicing

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

11'6" x 9'11"

Built in sliderobes, downlighters

BEDROOM 2

9'11" x 9'4"

BEDROOM 3

8'4" x 7'5"

Built in wardrobes, laminate wooden flooring

MODERN SHOWER ROOM

Shower unit with controlled shower and rainwater effect shower head, glazed shower screen, floating vanity sink unit with mixer taps, low flush W/C, chrome heated towel rail

OUTSIDE

Front: Paved driveway, in lawn, in stones, tree, electric car charging socket

Rear: Paved patio area, raised decking area, plants, trees, hedges and shrubs, outside tap, uPVC oil storage tank, outside light, in stones

GARAGE/WORKSHOP

Garage: 15'7 by 7'3 Up and over door, power and light, open to:

Workshop: 13'9 by 7'3 Oil fired boiler, plumbed for washing machine, space for dryer

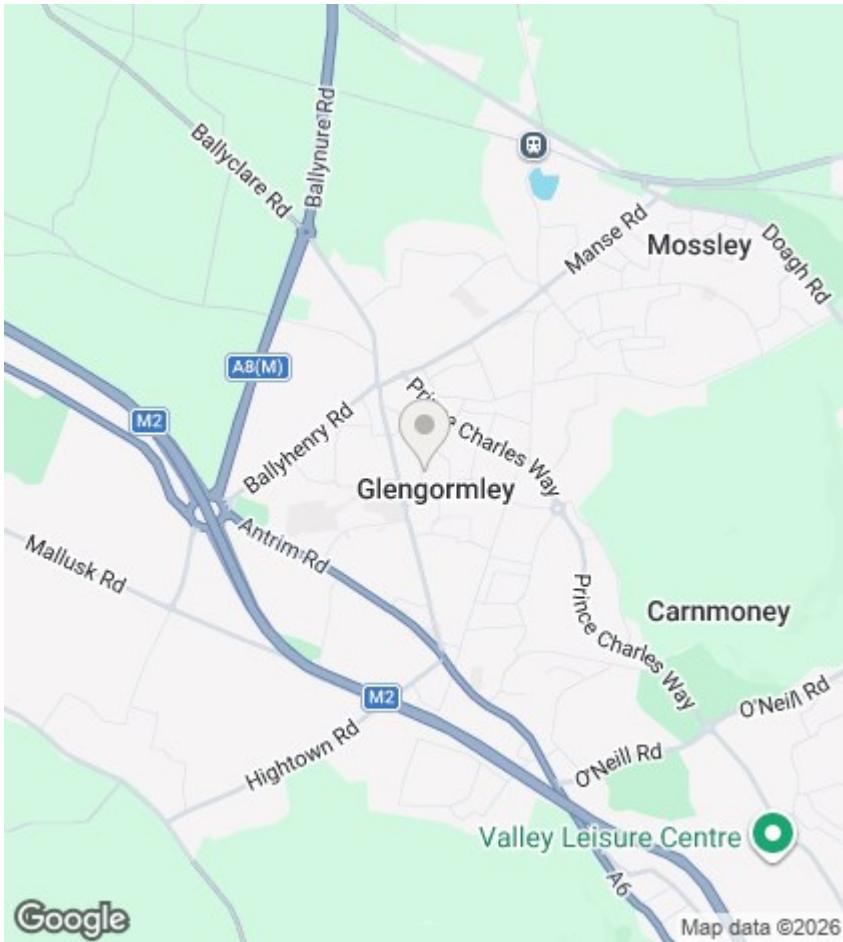
Disclaimer/additional information

Tenure - Leasehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note 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 and floor plans 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:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC