



8 Laurehill, Newtownabbey, BT36 5SZ

Offers Over £209,950

- End townhouse in highly popular residential location
- Spacious lounge with French doors to:
- Casual dining area with French doors to rear
- Double glazing in uPVC frames
- Generous garden to rear in lawn
- 3 bedrooms (master with ensuite)
- Modern fitted kitchen with granite work surfaces and island unit
- White bathroom suite
- Gas fired central heating
- 2 car parking spaces to front

8 Laurehill, Newtownabbey BT36 5SZ

A modern end townhouse offering spacious and well-presented accommodation throughout, ideally suited to first-time buyers or young families alike.

The property boasts three well-proportioned bedrooms, including a generous master bedroom with ensuite facilities. To the ground floor is a contemporary fitted kitchen featuring granite work surfaces and a central island unit, creating an ideal space for both everyday living and entertaining. The spacious lounge benefits from French doors opening through to the kitchen, creating a light and flowing layout ideal for modern family living. Externally, the home enjoys a generous rear garden laid mainly to lawn, providing excellent outdoor space for relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door. Laminate wood flooring.

Cloakroom

Low flush WC. Wash hand basin. Wall tiling. Ceramic tiled floor. Extractor fan.

Lounge

17'11 x 11'3

Laminate wood flooring. Downlighters. Plumbed for gas fire. French doors to:

Kitchen/Casual dining

18'1 x 11'4

Range of high and low level units. Granite work surfaces. Belfast sink unit with mixer tap and vegetable basin. Stainless steel oven and hob unit. Extractor fan. Integrated fridge freezer. Integrated washer/dryer. Island unit with storage. White Porcelain tiles. Open plan casual dining area with French doors to rear.

First Floor

Landing

Storage cupboard.

Bedroom (1)

13'10 x 9'8

Range of built in robes.

Ensuite shower room

Glazed shower cubicle with Triton electric shower. Low flush WC. Pedestal wash hand basin. Wall tiling. Laminate wood flooring. Extractor fan. Downlighters.

Bedroom (2)

10'5 x 9'1

Bedroom (3)

7'11 x 7'4

or 13'9 (4.19m):

Bathroom

White suite with panelled bath. Shower screen. Thermostatically controlled shower. Low flush WC. Pedestal wash hand basin. Wall tiling. Ceramic tiled floor. Downlighters. Extractor fan.

Outside

Tarmac car parking for 2 cars.

Enclosed generous rear garden in lawn. Raised decked patio area. Area in stones. Outside light and tap.

Electric car charging point.

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.

Tenure - Freehold Broadband & mobile checker for Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

[mobile-checker](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-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

[streets/flooding-your-area](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

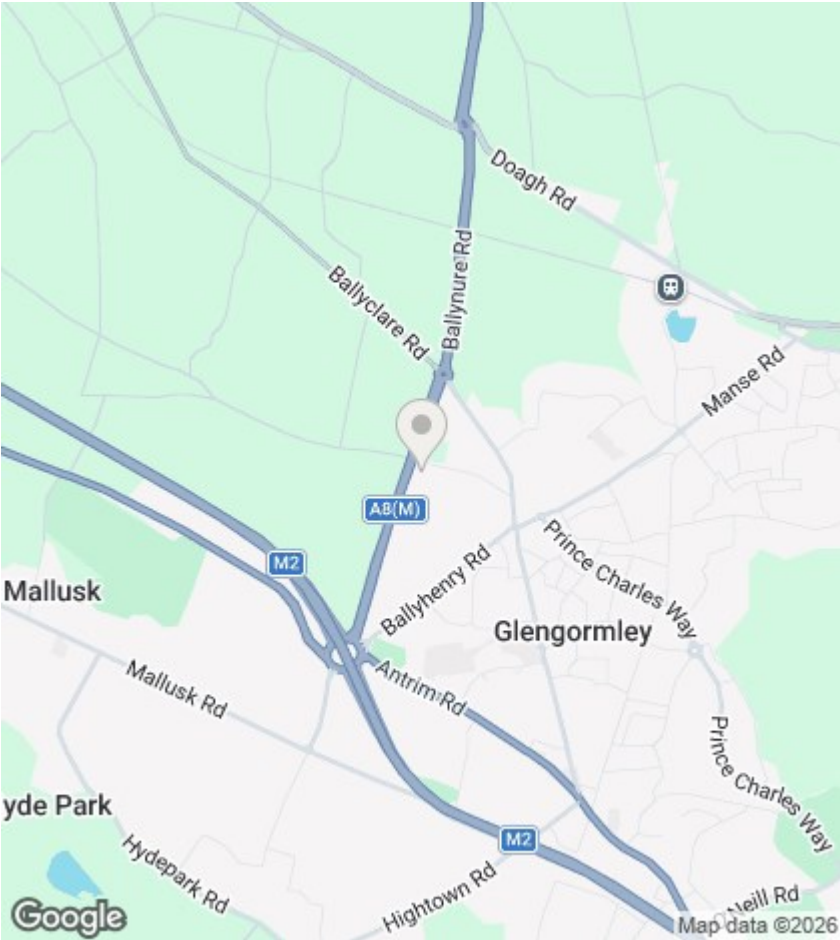
appliances have not been tested, and no warranty is offered regarding their condition or operation.

Photographs and floor plans are for illustrative

purposes only and should not be assumed to represent items included in the sale unless

specifically stated.

Disclaimer / Additional information



Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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