



45 Loughshore Courtyard, Newtownabbey, BT37 0ZS

Offers Over £284,950

- Spacious end terrace in highly regarded residential area
- Spacious lounge with media wall/ fire
- Double glazing in uPVC frames/ uPVC fascia and rainwater goods
- Bathroom with modern white suite
- Close to excellent schools, shops, Whiteabbey Village, public transport facilities and Loughshore park
- 4 Bedrooms (1 with ensuite shower room)
- High gloss kitchen with built in appliances, open plan to dining area
- Gas fired central heating
- First floor bathroom, ground floor cloaks and utility room
- 2 Car parking spaces

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This spacious modern end terrace townhouse offers bright and generously proportioned accommodation, perfect for families and professionals alike. Beautifully presented throughout, the property benefits from a contemporary fitted kitchen and stylish modern bathroom, creating a comfortable and welcoming living environment.

The home is ideally positioned in a highly convenient location close to a range of excellent schools, local shops, and everyday amenities. Whiteabbey Village is only a short distance away, offering a selection of cafés, restaurants, and leisure facilities. Excellent public transport links provide easy access to Belfast and surrounding areas, making commuting simple and convenient.

For those who enjoy outdoor living, the popular Loughshore Park and coastal walks are nearby, providing fantastic recreational opportunities. Combining modern living with a superb location, this attractive townhouse is sure to appeal to a wide range of purchasers seeking comfort, convenience, and style in a desirable residential setting.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Luxury floor tiling

Lounge

16'2 x 13'9

Luxury floor tiling, panelling, downlighters, understairs storage, media wall with electric fire, glazed double doors to:

Kitchen/ Dining Room

Range of high and low level units, laminate work surfaces, inlaid hob unit, built in oven, microwave, display shelving, island unit, dishwasher, extractor fan, fridge freezer, panelling, French doors to garden.

Utility Room

Built in units, round edge worksurfaces, plumbed for washing machine, luxury floor tiling, extractor fan, gas boiler, door to garden

Cloaks

Low flush W/C, vanity unit, luxury floor tiling, downlighters

First Floor

Landing

Feature glass and chrome staircase, linen cupboard

Bedroom (1)

11'10 x 9'10

Laminate wood flooring

Bedroom (2)

12'8 x 10'4

Ensuite Shower Room

Low flush W/C, vanity unit, shower unit with controlled shower, luxury floor tiling, shelving, panelling, extractor fan

Dressing Room/ Bedroom (3)

8'10 x 6'8

Bathroom

White suite, wall hung vanity unit, low flush W/C, panelled bath with mixer tap, controlled shower, glazed shower screen, luxury floor and wall tiling, downlighters, extractor fan, panelling ceiling

Second Floor

Landing

Eaves storage, Velux window

Bedroom (4)

20'0 x 13'10 (max points)

Two Velux windows, eaves storage, walk in spacious cupboard

Outside

Lawn to side

Car parking space
paved area

Rear: excellent orientation for sunshine, light and tap, decking

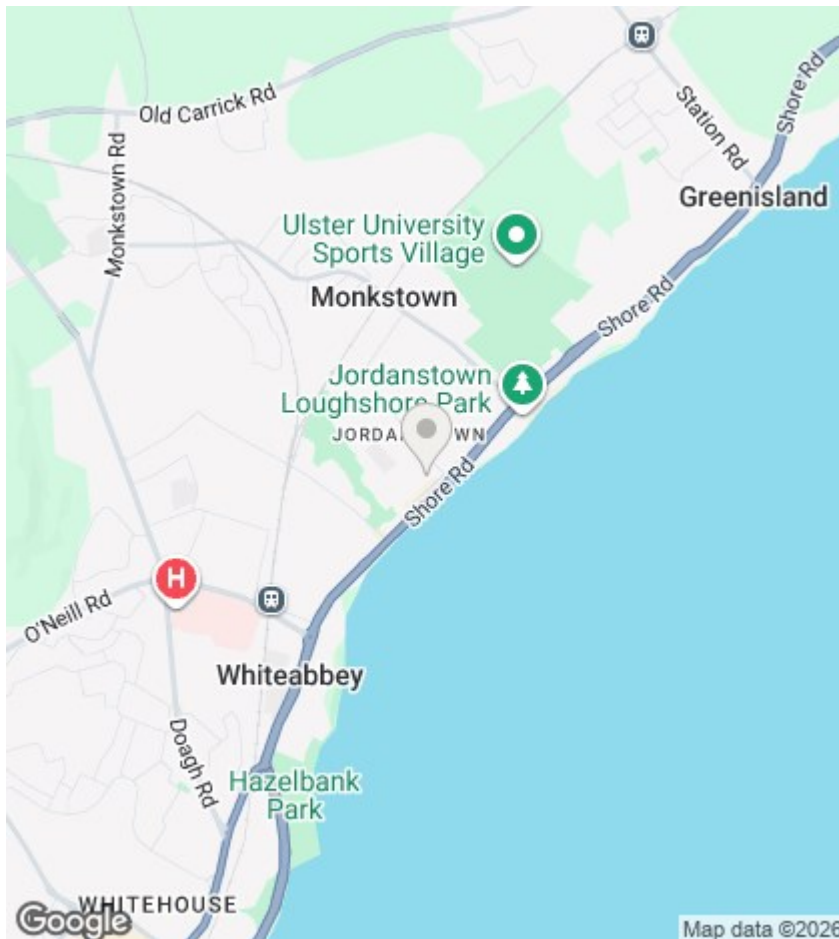
Disclaimer/ Additional Information

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 - 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(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	

