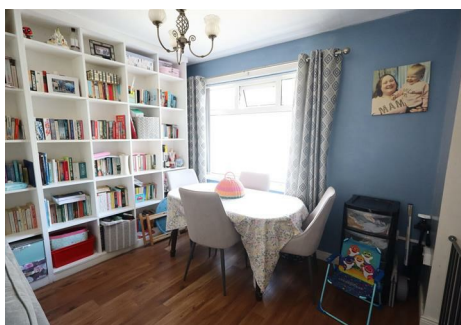




46 Collinward Avenue, Newtownabbey, BT36 6DY

£179,950

- Semi detached villa in highly popular and convenient location
- Open plan lounge/ dining room
- Modern bathroom
- Generous split level garden to rear
- uPVC fascia and rainwater goods
- 3 Bedrooms
- Kitchen with a range of built in appliances
- Double glazing in uPVC frames/ Gas fired central heating (boiler fitted 2023)
- Tarmacked driveway to front & side
- Detached garage

46 Collinward Avenue, Newtownabbey BT36 6DY

Situated in a highly popular and convenient location, this attractive semi detached villa offers well presented family accommodation throughout. The property comprises three well proportioned bedrooms, a bright open plan lounge/dining room, and a fitted kitchen complete with a range of built-in appliances. A modern bathroom adds to the home's appeal, while further benefits include double glazing in uPVC frames and gas-fired central heating, with a boiler fitted in 2023. Externally, the property enjoys a generous split-level rear garden, ideal for relaxing or entertaining, together with a tarmacked driveway to the front and side providing ample off-street parking. Additional features include uPVC fascia and rainwater goods, as well as a detached garage, making this a superb home for families and first time buyers alike.



Council Tax Band: Northern Ireland



Ground Floor

Light and power, roller door

Entrance Hallway

Laminate wood flooring, uPVC panelled ceiling, uPVC front door

Lounge/Dining Room

20'11 x 13'11 (at max) or 10'1 (at min)

Laminate wood flooring, feature fireplace with marble hearth, built in bookshelf

Kitchen

13'10 x 6'10

Range of high and low level units, granite worksurfaces, double built in stainless steel oven, stainless steel sink unit with vegetable sink, stainless steel extractor hood, built in fridge and freezer, fluorescent light, built in dishwasher

Rear Hallway

Storage Room

Plumbed for washing machine, light

First Floor

Landing

Access to partially floored roofspace

Bedroom (1)

10'5 x 10'3

Laminate wood flooring

Bedroom (2)

10'4 x 10'6

Laminate wood flooring, built in storage with Worcester gas boiler

Bedroom (3)

7'6 x 7'0

Laminate wood flooring, built in storage

Bathroom

uPVC bath unit, electric shower, glazed shower screen, vanity sink unit with mixer taps, chrome heated towel rail, uPVC panelled ceiling, extractor fan, wall tiling, floor tiling, downlighters

Outside

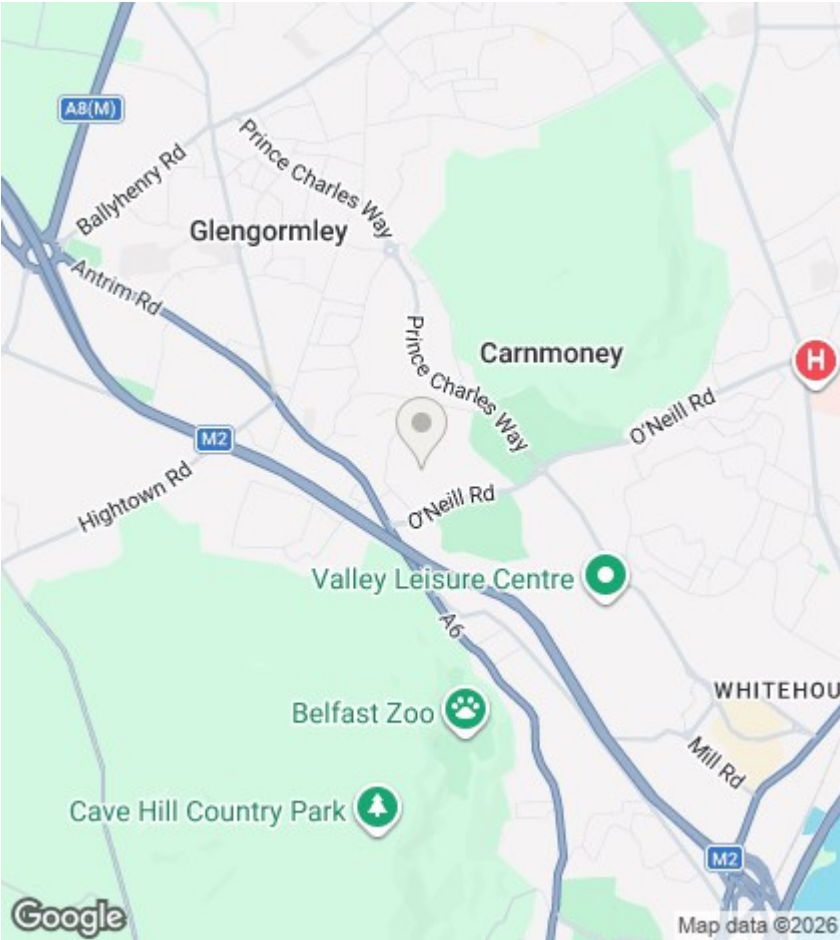
Front: Tarmacked driveway, in lawn, plants and shrubs, outside tap and light

Side: Tarmacked driveway

Rear: Paved patio area, split level garden, in lawn, plants, shrubs and hedges, uPVC fascia and rainwater goods

Detached Garage

16'2 x 9'4



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	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC