



Apt 1, 137 Monkstown Road, Newtownabbey, BT37 0LG

Offers Over £175,000

- Ground floor apartment in popular residential area
- Fitted kitchen
- Spacious bathroom with white suite
- Double glazing in oak frames
- Garden to rear
- 2 Bedrooms (one with ensuite shower room)
- Open plan lounge/ dining area
- Gas fired central heating
- Car parking space

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OLG

Situated in a popular residential area, this well-presented ground floor apartment offers comfortable and convenient living accommodation, ideal for first-time buyers, downsizers, or investors alike. The property comprises two well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room. A fitted kitchen opens into a spacious lounge and dining area, creating an attractive open-plan living space perfect for both everyday living and entertaining. The apartment also features a generous bathroom fitted with a modern white suite. Additional benefits include gas-fired central heating, double-glazed oak-framed windows, and a designated car parking space. Externally, the property enjoys a private garden to the rear, providing an excellent outdoor space for relaxation and recreation. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Option 2.

Occupying a desirable position within a sought-after residential development, this attractive ground floor apartment offers spacious and well-maintained accommodation throughout.

The property features a bright and airy open-plan lounge and dining area, providing an ideal space for relaxing and entertaining. The fitted kitchen is well-equipped and conveniently positioned adjacent to the main living area.

There are two bedrooms, including a generous principal bedroom with the added benefit of an ensuite shower room. A spacious family bathroom fitted with a white suite serves the remainder of the accommodation. Further advantages include gas-fired central heating, double glazing set within attractive oak frames, and an allocated parking space. To the rear, a private garden offers a pleasant outdoor retreat, perfect for enjoying the warmer months.

This appealing apartment combines practicality, comfort, and an excellent location, making it an ideal purchase for a range of buyers.



Council Tax Band: Northern Ireland



Communal Reception Porch

Security intercom, ceramic tiled flooring

Through Lounge

19'3 x 15'4

Polished wood flooring, downlighters

Dining Area

9'3 x 8'11

Kitchen

10'4 x 8'7

Range of high and low level gloss units, round edge worksurfaces, inlaid gas hob unit, stainless steel extractor fan, built in oven, matching splashback, downlighters, fridge and freezer, concealed lighting, ceramic tiled flooring, modern sink unit with mixer tap and vegetable sink, door with glazed side panel and access to garden

Inner Hallway

Built in cupboard/ closet

Bathroom

Spacious white suite, panelled bath with mixer tap, low flush W/C, panelling, ceramic tiled flooring, tiling, extractor fan, plumbed for washing machine

Bedroom (1)

12'4 x 13'5

Ensuite

Low flush W/C, panelling, shower unit with controlled shower, fully tiled walls, extractor fan, downlighters

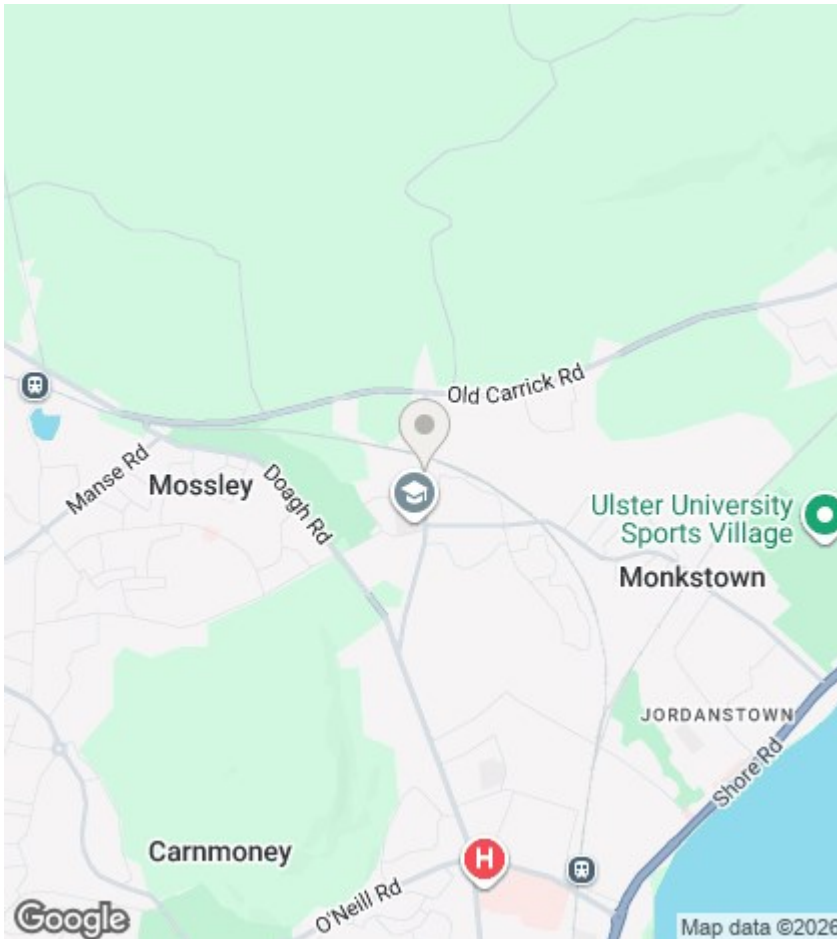
Bedroom (2)

14'0 x 11'1

Laminate wood flooring, French doors with glazed side panel and access to garden

Outside

Garden to rear, car parking space



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	74	77
(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	

