



10 Tulleevin Drive, Newtownabbey, BT36 6BN

Offers Over £104,950

- End-terrace property in a convenient residential location
- Lounge
- Conservatory
- Double glazing/Oil fired central heating
- Fully enclosed garden to rear finished in raised decking
- 3 bedrooms
- Kitchen/dining
- 3 piece shower room suite
- Enclosed garden to front with range of plants and shrubs
- Ideal first-time buy/investment property

# 10 Tulleevin Drive, Newtownabbey BT36 6BN

10 Tulleevin Drive is a well-proportioned end-terrace property in a popular and highly convenient residential location. Internally, the accommodation comprises a lounge with feature fireplace, kitchen/dining, a bright and spacious conservatory, three piece shower room and three bedrooms.

Externally, the property consists of a front garden with a range of mature plants and shrubs as well as a fully enclosed rear garden with raised decking. Additional benefits include double glazing and oil fired central heating.

This property is sure to be of interest to a wide range of purchasers from first-time buyers to buy-to-let investors and therefore early viewing is strongly advised.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

14'3 x 12'6

uPVC front door with glazed inset

### Lounge

14'3 x 12'6

Feature fireplace with stone surround and mantle

### Kitchen/ Dining Room

17'1 x 9'10

Fitted kitchen with high and low level units and round edge worksurfaces, space for dishwasher, plumbed for washing machine, built in fan assisted oven, built in electric hob, 1 1/2 bowl stainless steel sink unit with mixer tap and drainer, concealed extractor fan, part wall tiling, ceramic tiled flooring, understairs storage

### Conservatory

12'3 x 9'11

Wooden laminate flooring, ceiling fan

## First Floor

### Landing

Shelved hot press, access to roofspace

### Bedroom (1)

10'7 x 10'4

Built in wardrobe/ storage cupboard, views of Knockagh and Belfast Lough

### Bedroom (2)

Wood laminate flooring, built in wardrobe/ storage cupboard

### Bedroom (3)

8'11 (at max) x 8'0

Built in wardrobe/ storage cupboard

### Bathroom

3 Piece shower room comprising push button W/C, pedestal wash hand basin, shower enclosed with electric shower unit, ceramic tiled flooring, wall tiling

### Outside

Enclosed garden to front with range of mature plants and shrubs

Fully enclosed rear finished with raised 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

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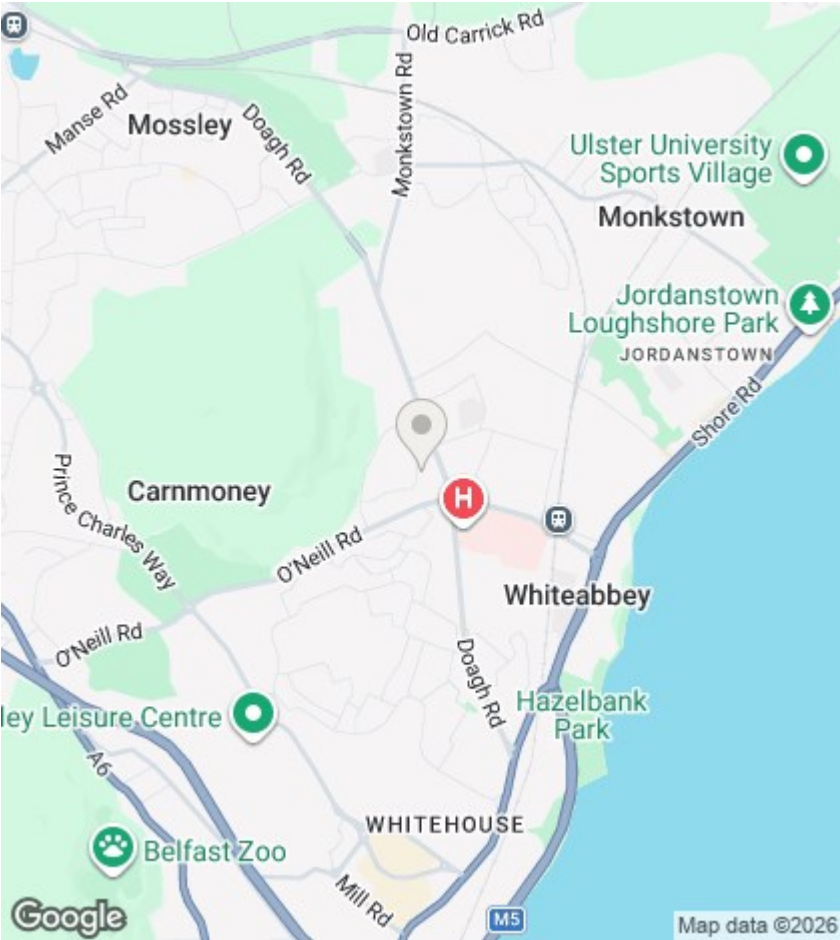
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Directions

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                                   |         |                         |
| (39-54) E                                   | 45      | 62                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |