



3 Hillcrest Crescent, Newtownabbey, BT36 6EF

Offers Over £199,950

- Extended semi detached villa in highly popular and convenient location
- Lounge open plan to dining room
- Kitchen
- Double glazing in uPVC frames / Oil fired central heating
- uPVC fascia and rainwater goods
- 4 Bedrooms (main with ensuite shower room)
- Family room
- Modern bathroom
- Enclosed garden to rear/ tarmacked driveway to front
- Meticulously kept throughout

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Meticulously maintained and beautifully presented throughout, this extended semi-detached villa offers spacious, versatile accommodation in a highly popular and convenient location. Perfectly suited to modern family living, the property boasts four well-proportioned bedrooms, including a principal bedroom with a contemporary ensuite shower room. The bright lounge flows seamlessly into the dining area, creating an ideal space for entertaining, while a separate family room provides additional flexibility. A well-appointed kitchen and modern family bathroom further enhance the home's appeal. Additional benefits include oil fired central heating, double glazing in uPVC frames, and low-maintenance uPVC fascia and rainwater goods. Externally, the property enjoys an enclosed rear garden and a tarmacked driveway to the front, making this an excellent opportunity for a wide range of purchasers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Composite front door, laminate wood flooring

Lounge

13'5 x 11'10

Laminate wood flooring, ceiling cornicing, open plan to:

Snug

9'5 x 7'7

French doors, laminate wood flooring, ceiling cornicing

Dining Room

10'5 x 9'5

uPVC back door, laminate wood flooring, ceiling cornicing

Kitchen

13'3 x 10'0

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, glazed display cabinet, built in oven, inlaid hob, stainless steel extractor fan, laminate wood flooring, French doors

First Floor

Landing

Hot press, floored roofspace, ceiling cornicing

Bedroom (1)

13'10 x 10'1

Built in robes, ceiling cornicing

Ensuite Shower Room

Rain effect shower head, electric shower unit, push button W/C, heated towel rail, pedestal wash hand basin

Bedroom (2)

9'5 x 9'1

Built in double wardrobe, ceiling cornicing

Bedroom (3)

12'9 x 8'5

Ceiling cornicing

Bedroom (4)

9'10 x 9'5

Ceiling cornicing

Modern Bathroom

Low flush W/C, floating sink unit, panelled bath with

mixer tap, handheld shower attachment, heated towel rail

Outside

Front: tarmacked driveway, plants and shrubs

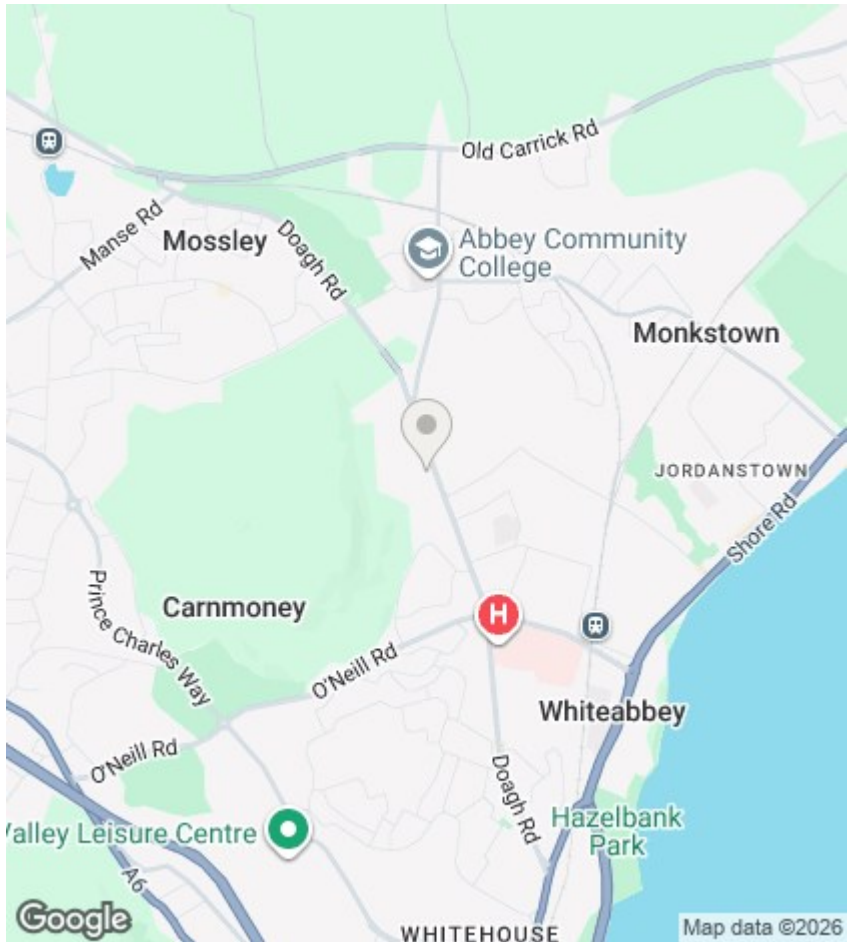
Side: in stones

Rear: artificial grass, uPVC fascia and rainwater goods, outside tap, in stones

Garage

10'2 x 6'9

Boiler housing, plumbed for washing machine, up and over door



Directions

Viewings

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

EPC Rating:

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

