



## 3 Rose Park, Newtownabbey, BT36 5HA

Offers Over £174,950

- Semi detached villa in highly popular and convenient location
- Lounge through to dining room
- White shower room
- Gas fired central heating
- Detached garage
- 3 Bedrooms
- Modern fitted kitchen
- Double glazing in uPVC frames
- Enclosed paved garden to rear
- Ideal first time buy

# 3 Rose Park, Newtownabbey BT36 5HA

This attractive three-bedroom semi-detached villa is ideally situated in a highly sought-after and convenient location, making it an excellent choice for first-time buyers. The property offers a bright lounge flowing through to a dining room, a modern fitted kitchen, and a contemporary white shower room. Additional benefits include uPVC double glazing, gas-fired central heating, and well-proportioned accommodation throughout. Externally, there is an enclosed paved rear garden, perfect for low-maintenance outdoor living, along with a detached garage providing secure parking or additional storage. Combining comfort, practicality, and a desirable setting, this home offers fantastic value and appeal.



Council Tax Band: Northern Ireland



## Ground Floor

Up and over door, light and power

### Entrance Hall

uPVC front door, laminate wood flooring, understairs storage

### Lounge

13'5 x 11'7

Laminate wood flooring, archway to:

### Dining Room

10'4 x 9'7

Laminate wood flooring

### Kitchen

12'0 x 7'10

Range of high and low level gloss units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, vegetable sink, built in stainless steel oven and hob, extractor fan and canopy, wall tiling, polished PVC tiled flooring, integrated fridge and freezer

### Lean to:

9'1 x 8'11

Plumbed for washing machine, access to garden

## First Floor

### Landing

Access to roofspace, partially floored for storage

### Bedroom (1)

13'4 x 9'9 (at max)

Including built in slide robes

### Bedroom (2)

9'10 x 9'8

### Bedroom (3)

9'2 x 7'10 (at max)

Including built in storage, laminate wood flooring

### Shower Room

Glazed shower cubicle with Mira electric shower, low flush W/C, vanity unit sink, PVC panelled walls and ceiling, downlighters, extractor fan, built in storage with gas fired boiler

### Outside

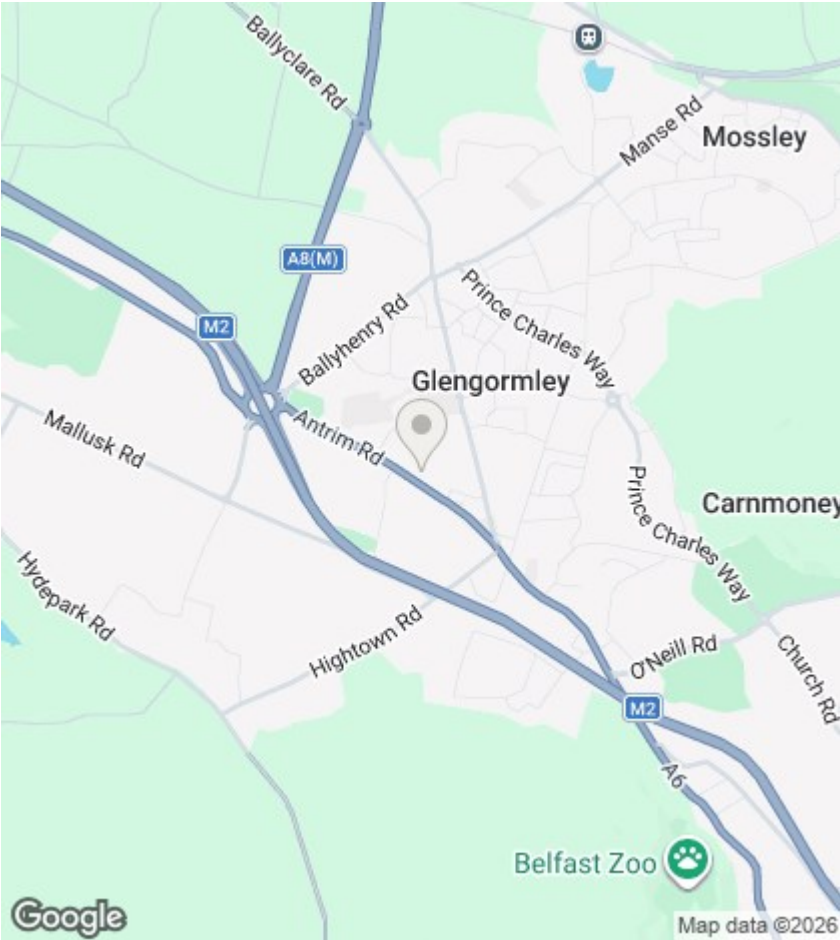
Feature paving to front

Paved driveway to side

Enclosed paved garden to rear, outside tap, uPVC fascia and rainwater goods

### Garage

19'9 x 12'3



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 |