



33 Tobarcooran Avenue, Newtownabbey, BT36 6EP

Offers Over £159,950

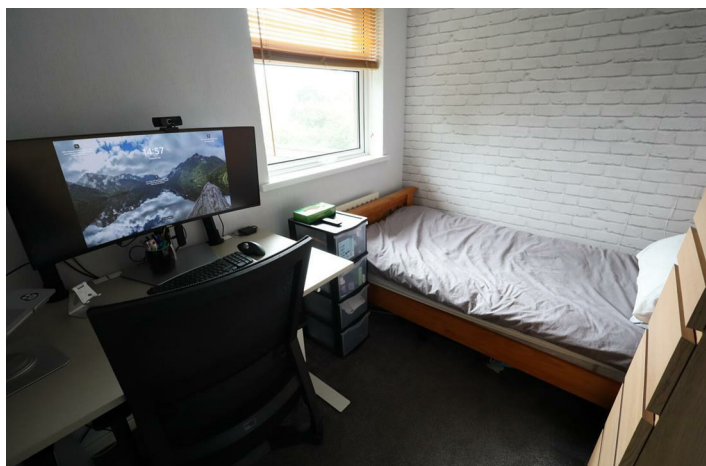
- Semi detached villa in popular residential area
- Kitchen
- Oil fired central heating
- Detached garage
- 3 Bedrooms
- Bathroom
- Double glazing in uPVC frames

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This attractive three-bedroom semi-detached villa is situated in a popular residential area, offering an ideal home for families, first-time buyers, or those looking to downsize. The property provides well-proportioned accommodation throughout, including a bright and welcoming living space, a kitchen with ample storage, and a family bathroom. Upstairs, there are three comfortable bedrooms, each offering flexibility for family living, guests, or a home office. The home benefits from oil-fired central heating and double glazing in uPVC frames, ensuring warmth, comfort, and energy efficiency throughout the year. Externally, the property enjoys a detached garage, providing secure parking, additional storage, or workshop potential. Conveniently located within easy reach of local amenities, schools, and transport links, this well-maintained villa combines practicality with excellent value. Early viewing is highly recommended to fully appreciate everything this appealing home has to offer.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door, laminate wood flooring, under stair storage.

Lounge

13' 5" x 9' 9"

Laminate wood flooring, feature fireplace.

Inner Hallway

Hot press with storage

Kitchen

10' 3" x 7' 9"

Range of high and low level oak units, round edge work surfaces, single drainer stainless steel sink unit, mixer tap, vegetable sink, cooker point, extractor fan, plumbed for washing machine and dishwasher, wall tiling, lino flooring, view towards Cavehill, casual dining area.

First Floor

Landing

Bedroom (1)

11' 6" x 10' 2"

Plus range of built in robes, separate built in robe.

Bedroom (2)

10' 3" x 7' 5"

View towards Cavehill.

Bedroom (3)

8' 9" x 7' 1"

View towards Cavehill.

Bathroom

Modern white suite comprising panel bath, glazed shower screen, Aqualisa electric shower, low flush w.c., vanity unit, wall tiling, ceramic tiled floor.

Roofspace

Partially floored, light.

Outside

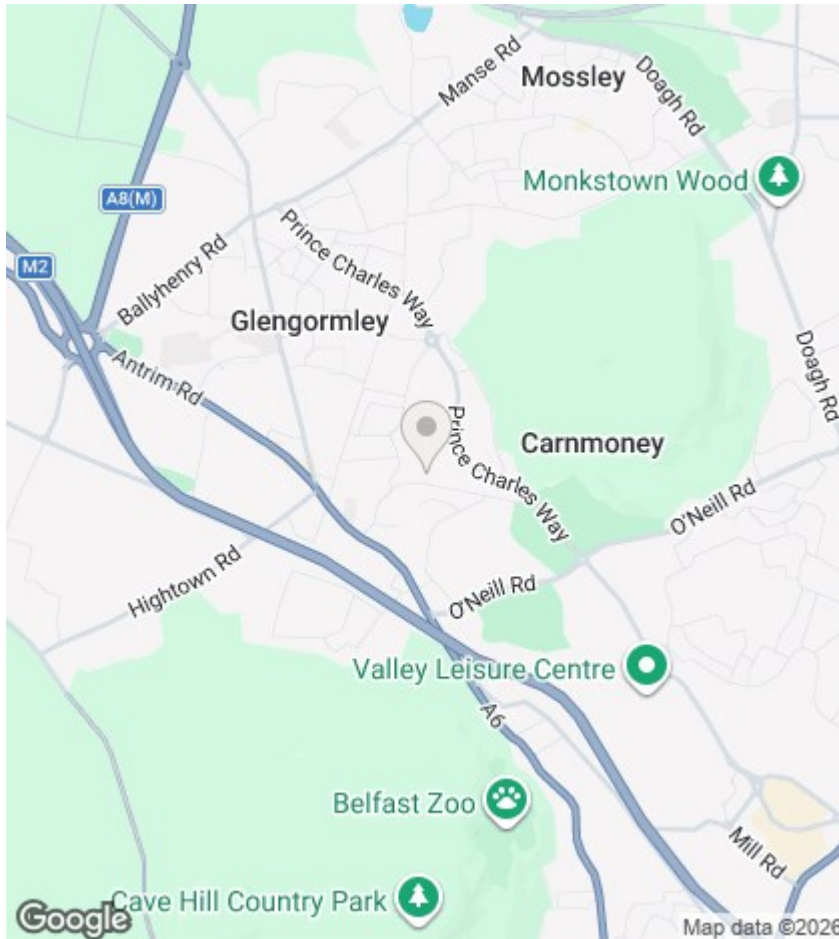
Front in stones. Driveway. UPVC fascia and rainwater goods.

Rear: paved, PVC oil storage tank, outside light and tap.

Garage

15' 7" x 9' 3"

Up and over door, oil fired boiler, light and power.



Directions

Viewings

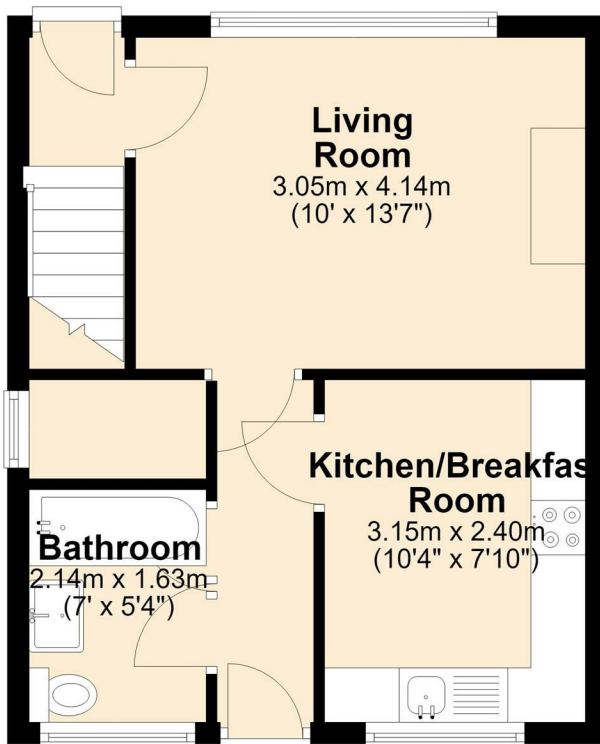
Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

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	

Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)

