



19 Archvale Park, Newtownabbey, BT36 6LL

Offers Over £164,950

- Semi detached villa in highly popular and convenient location
- Lounge
- Bathroom
- Gas fired central heating
- Enclosed paved patio to rear
- 3 Bedrooms
- Open plan kitchen/ dining
- Double glazing in uPVC frames
- Tarmacked driveway to front and side
- In need of modernisation and has been priced accordingly

19 Archvale Park, Newtownabbey BT36 6LL

Situated in a highly popular and convenient location, this semi detached villa offers an excellent opportunity for first-time buyers, families, or investors looking to create a home tailored to their own tastes. The accommodation comprises three well proportioned bedrooms, a bright lounge, an open-plan kitchen with dining area, and a family bathroom. The property further benefits from uPVC double glazing and gas fired central heating, providing comfort and efficiency throughout the year. Externally, there is a tarmacked driveway extending to the front and side of the property, offering ample off street parking, while the enclosed paved patio to the rear provides a private outdoor space ideal for relaxing or entertaining. Although the property is in need of modernisation, it has been priced accordingly, presenting an excellent opportunity to add value and personalise the accommodation. Early viewing is recommended to fully appreciate the potential this home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door, cornicing

Lounge

17'10 x 14'2

Laminate wood flooring

Kitchen/ Dining

17'10 x 9'3

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in stainless steel oven, inlaid hob, extractor hood, plumbed for washing machine, understair storage

First Floor

Landing

Access to roofspace, built in storage cupboard with gas boiler

Bedroom (1)

17'10 x 8'10

Bedroom (2)

10'0 x 7'4

Laminate wood flooring

Bedroom (3)

10'1 x 10'0

Solid wood flooring

Bathroom

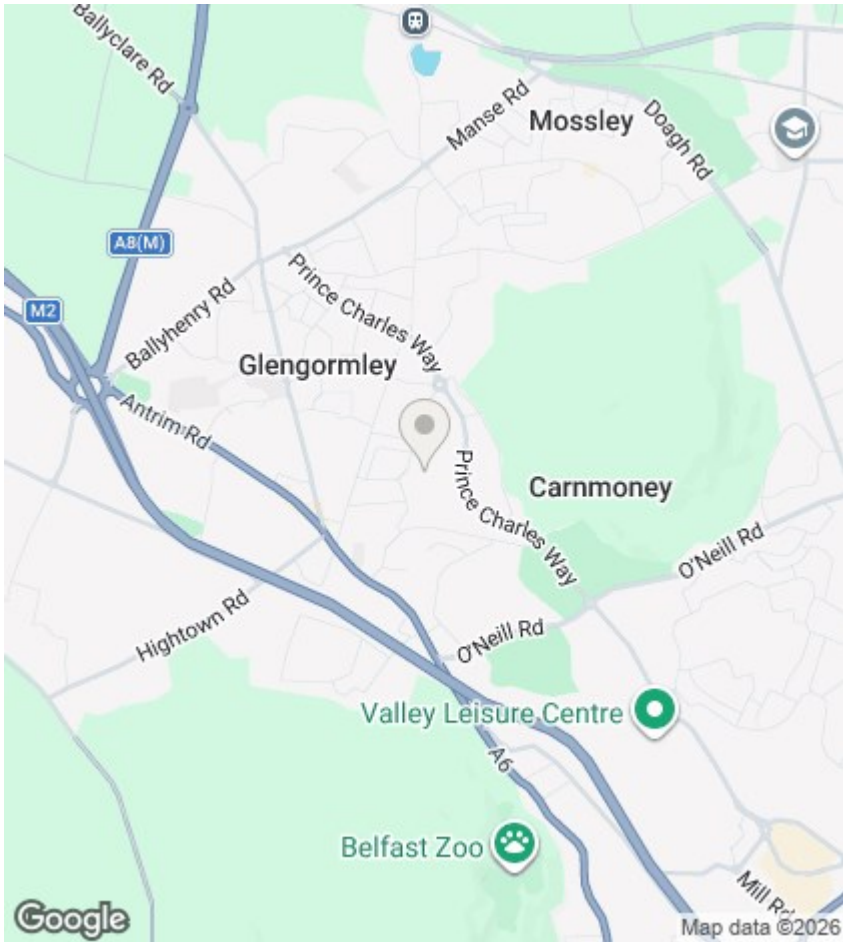
Coloured bathroom suite, panelled bath unit, controlled shower, low flush W/C, pedestal wash hand basin, wall tiling

Outside

Front: Tarmacked driveway, in stones, plants and shrubs

Side: Tarmacked driveway

Rear: south facing garden, enclosed to rear, paved patio area, raised decking area, shed, plants, in stones, uPVC fascia and rainwater goods, outside light and tap



Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	