



## 37 Princes Drive, Newtownabbey, BT37 0AY

Offers Over £99,950

- Mid terrace property in highly popular and convenient location
- Lounge
- Kitchen
- Gas fired central heating
- Enclosed to rear / Car parking to front
- 3 Bedrooms
- Dining room
- Bathroom / Separate W/C
- Double glazing
- Located close to excellent schools, shops and public transport facilities

# 37 Princes Drive, Newtownabbey BT37 0AY

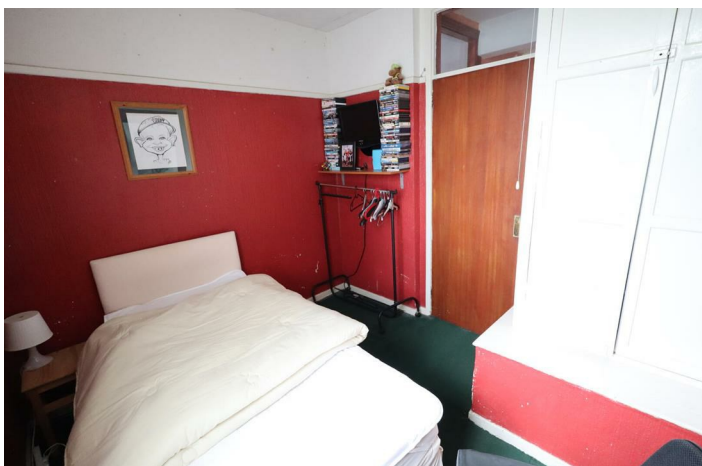
Situated in a highly popular and convenient location, this well presented mid terraced property offers spacious and versatile accommodation, making it an ideal home for families, first time buyers or investors. The property briefly comprises an inviting lounge, separate dining room and a kitchen. To the first floor are three well proportioned bedrooms, together with a bathroom and separate WC.

Further benefits include gas fired central heating and double glazing throughout, helping to provide a comfortable and energy efficient home. Externally, the property features an enclosed rear garden, offering a private outdoor space for relaxing or entertaining, while car parking is available to the front.

Ideally positioned close to excellent local schools, a range of shops and convenient public transport facilities, the property is perfectly placed for everyday amenities and commuting. Early viewing is highly recommended!



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hallway

### Lounge

14'2 (largest point) x 11'8

Solid wooden flooring, feature fireplace, tiled hearth

### Dining Room

11'4 x 8'11

French doors to rear, ceramic tiled flooring

### Kitchen

11'7 x 9'9

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, 5 ring gas hob, extractor hood, built in oven, ceramic tiled flooring, built in storage cupboard, understairs storage

## First Floor

Landing

### Bedroom (1)

11'7 x 10'11

Built in storage with gas boiler, built in robes

### Bedroom (2)

11'8 x 9'5

Built in robes

### Bedroom (3)

8'4 x 9'4

Built in storage

## Bathroom

Bath unit with mixer tap, pedestal wash hand basin, ceramic tiled flooring, wall tiling

## Separate W/C

Low flush W/C, ceramic tiled flooring, wall tiling

## Outside

Front: In lawn, driveway, tree

Rear: In lawn, storage shed, in paving

## 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

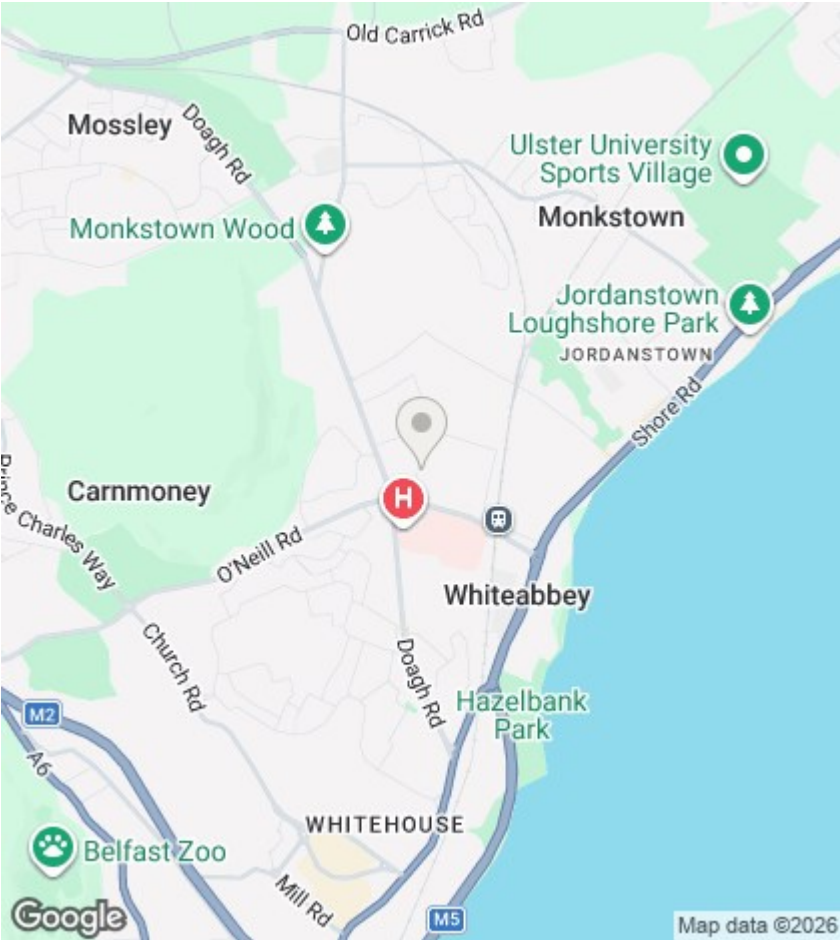
tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information

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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                                   |         | 75                      |
| (55-68) D                                   | 62      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |