



16 Loral Gardens, Newtownabbey, BT37 0LJ

Offers Over £194,950

- Semi detached villa in highly popular and convenient development
- Lounge with feature fireplace
- Dining room
- Gas fired central heating/Double glazing in uPVC frames
- Enclosed garden to the rear/Neat garden and driveway to front and side
- 3 Bedrooms
- Newly fitted modern kitchen
- Meticulously presented bathroom
- Detached garage
- Located close to excellent schools, shops and frequent public transport links

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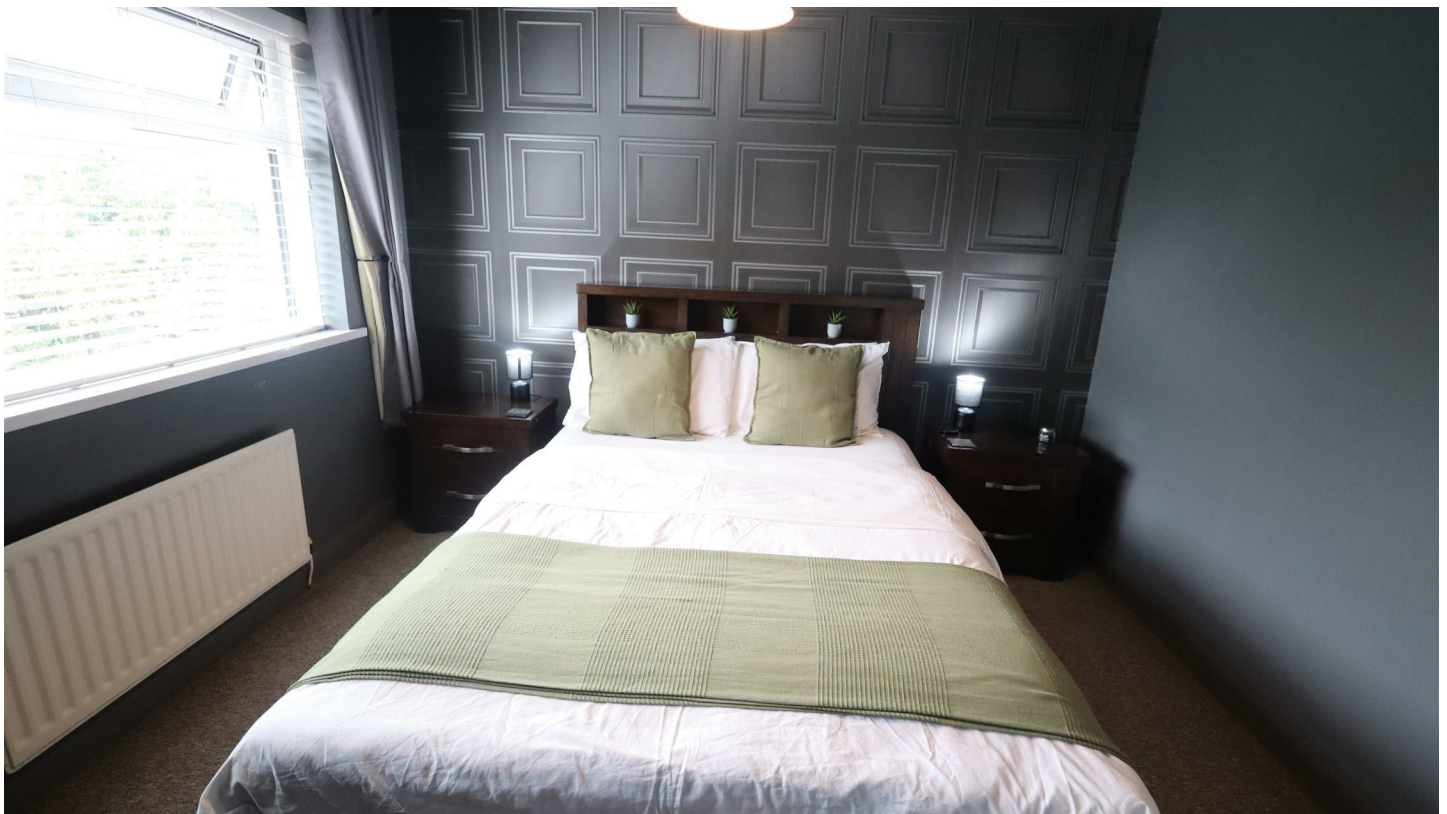
Situated within a highly popular development in Newtownabbey, this attractive three bedroom semi detached home offers comfortable and well-proportioned accommodation, ideal for families and first-time buyers alike. Internally, the property comprises three bedrooms, a welcoming lounge, a newly fitted modern kitchen, separate dining area and a meticulously presented bathroom.

Externally, the home benefits from a detached garage, an enclosed rear garden providing privacy and security, and a neat driveway to the front and side offering convenient off-street parking. Additional features include gas fired central heating and double glazing in uPVC frames, ensuring warmth and energy efficiency throughout the year.

This appealing home is sure to attract strong interest, and early viewing is highly recommended to avoid disappointment.



Council Tax Band: Northern Ireland



GROUND FLOOR

ENTRANCE HALL

Laminate wooden flooring, under stair storage, uPVC front door

LOUNGE

15'0" x 12'6"

Feature cast iron fireplace with tiled hearth, laminate wooden flooring

DINING ROOM

10'1" x 8'1"

Laminate wooden flooring

KITCHEN

10'0" x 9'6"

Newly fitted modern kitchen with a range of high and low level units, under cabinet lighting, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, built in stainless oven, four ring gas hob, stainless steel extractor hood, breakfast bar, wall tiling, laminate wooden flooring, uPVC back door

FIRST FLOOR

LANDING

Access to roofspace, built in storage cupboard

BEDROOM 1

12'3" x 9'10"

BEDROOM 2

9'3" x 8'10"

BEDROOM 3

13'1" x 10'3"

BATHROOM

Meticulously presented and recently updated bathroom, uPVC bath unit, brand new mixer taps, controlled shower and telephone hand shower, brand new glazed shower screen, low flush W/C, brand new feature vanity sink unit with built in shave socket, extractor fan, brand new flooring and chrome heated towel, panelled ceiling, wall panelling

OUTSIDE

Front: Tarmacked driveway, In lawn, plants and shrubs, in stones, Tesla EV charger

Side: Tarmacked driveway, in lawn, plants and shrubs

Rear: Enclosed, paved patio area, in stones, outside tap, outside light

DETACHED GARAGE

16'9" x 10'6"

Up and over door, plumbed for washing machine, space for tumble dryer, power and light, gas boiler

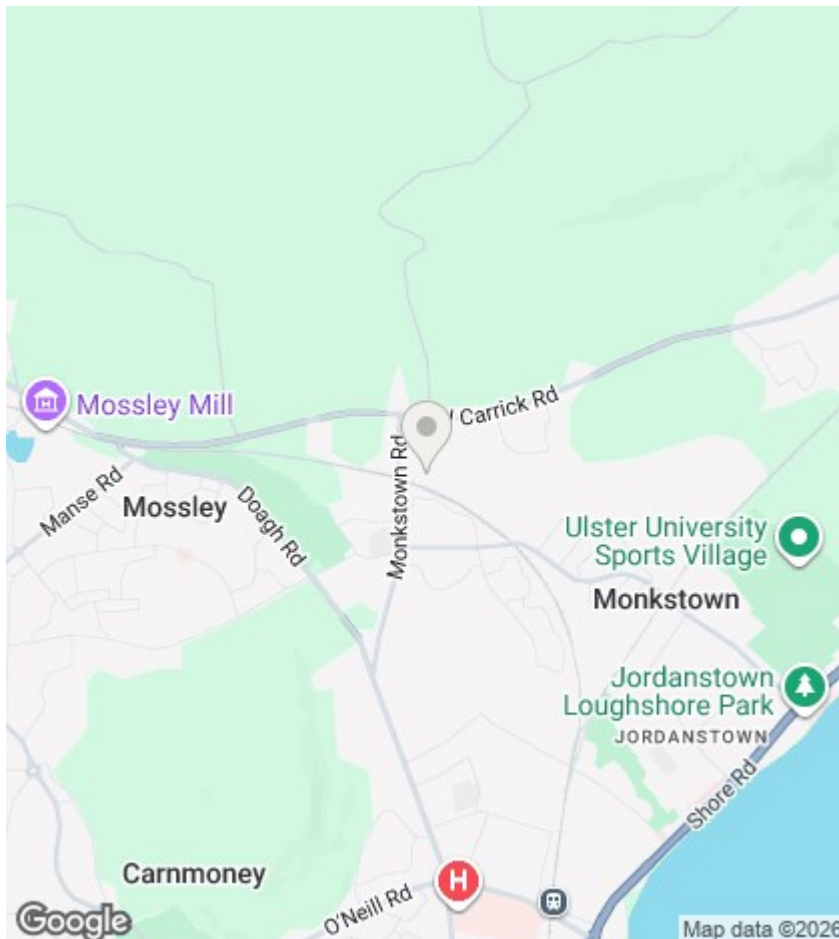
Disclaimer/ Additional Information

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 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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

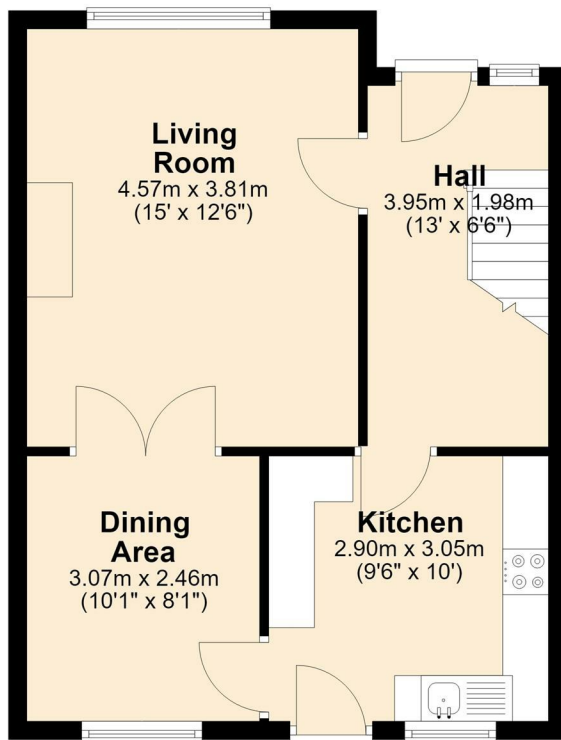
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(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. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)

