



24 Kings Gardens, Newtownabbey, BT37 0DW

Offers Over £149,950

- Meticulously presented end terrace in highly popular and convenient cul de sac
- Lounge
- Modern bathroom suite
- Gas fired central heating/Double glazing in uPVC frames
- Tarmacked driveway to front with space for multiple cars
- 3 Bedrooms
- Modern shaker style fitted kitchen open to dining room
- Fully rewired 2024/New roof
- Extensive & impressive gardens to both side and rear
- Located close to excellent schools, shops and frequent public transport links

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Meticulously presented throughout, this impressive end terrace home occupies a highly popular and convenient cul-de-sac location. Offering well-proportioned accommodation, the property comprises three bedrooms, a comfortable lounge, and a modern shaker-style fitted kitchen which is open plan to the dining room, creating a sociable and versatile living space. A modern bathroom suite completes the internal accommodation.

The property benefits from significant recent improvements, including a full rewire in 2024 and a brand new roof. Further features include gas fired central heating and double glazing set within uPVC frames.

Externally, the property boasts extensive and impressive gardens to both the side and rear, offering excellent outdoor space for relaxing, entertaining or family enjoyment. To the front, a tarmacked driveway provides convenient off road parking. An excellent family home in a sought-after setting, early viewing is highly recommended.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, laminate wood flooring

Lounge

12'6 x 11'8

Laminate wood flooring, fireplace

Kitchen/Dining room

19'1 x 11'8

Modern shaker style fitted kitchen with a range of high and low level units, round edge worksurfaces, built in dishwasher, plumbed for washing machine, built in fridge freezer, breakfast bar, ceramic tiled flooring, stainless steel single drainer sink unit with mixer taps, built in oven, stainless steel extractor hood, uPVC back door, laminate wooden flooring

First Floor

Landing

Laminate wood flooring

Bedroom (1)

11'8 x 11'0

Laminate wood flooring, built in wardrobes, built in storage with gas boilerModern

Bedroom (2)

11'8 x 9'4

Laminate wood flooring

Bedroom (3)

9'5 x 8'7

Laminate wood flooring, built in wardrobes

Bathroom

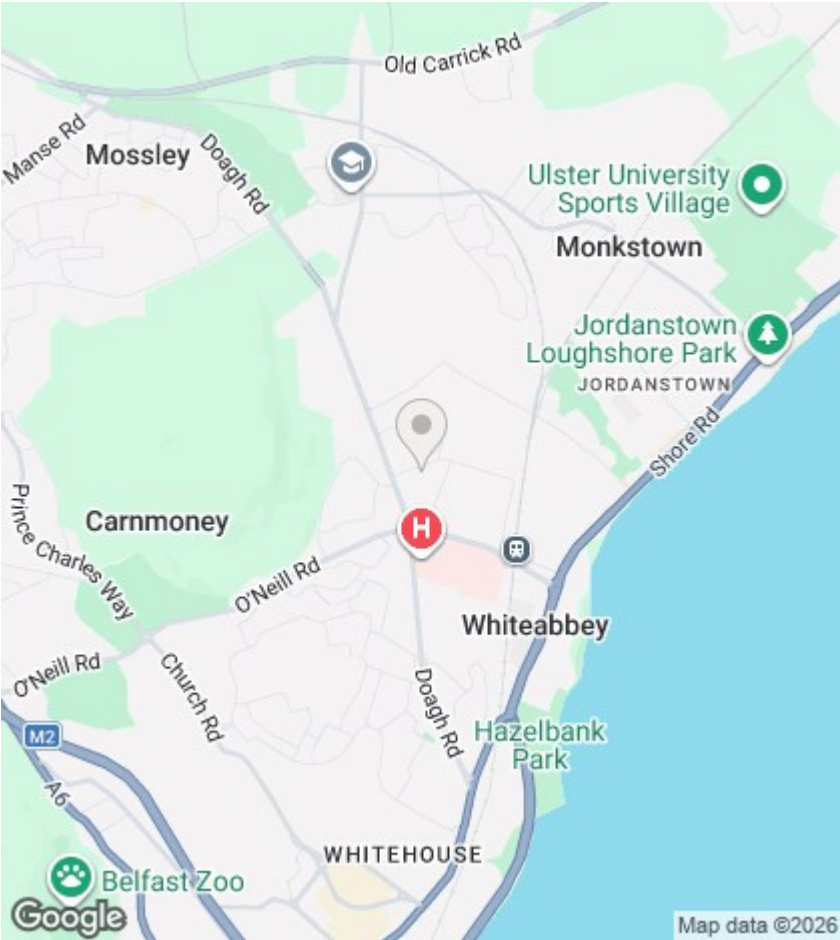
Modern bathroom suite, controlled shower with a feature a rainwater effect shower head, heated towel rail, feature hanging sink unit with mixer taps, wall tiling, ceramic tiled flooring, low flush W/C

Outside

Front: Tarmacked driveway with space for multiple cars, plants and shrubs

Side: Enclosed garden to side, plants and shrubs

Rear: Extensive gardens to rear, plants, shrubs and hedges, 2 external storage sheds, in stones



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	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC