



## 14 Richmond Park, Newtownabbey, BT36 5LE

Offers Over £209,950

- Detached property in popular residential area
- Lounge with laminate wood flooring
- Shower Room
- Double glazing in uPVC frames
- Detached garage
- 3 Bedrooms
- Modern fitted kitchen with casual dining area
- Gas fired central heating
- Sunroom

# 14 Richmond Park, Newtownabbey BT36 5LE

Situated in a popular residential area of Glengormley, this attractive detached property offers well-presented accommodation and is ideally positioned for convenient access to a wide range of local amenities, schools, shops and transport links. The property is an excellent opportunity for first-time buyers, growing families or those looking for a comfortable home in a desirable location. Internally, the accommodation comprises three well-proportioned bedrooms, a welcoming lounge with laminate wood flooring and a modern fitted kitchen with casual dining area. To the rear, the sunroom provides a versatile additional living space and enjoys views towards the garden. The property also benefits from a modern shower room, gas fired central heating and double glazing in uPVC frames. Externally, the property further benefits from a detached garage, providing useful storage and parking. Overall, this is a fantastic opportunity to acquire a spacious and versatile detached home in a highly sought-after location.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Hall

Laminate wood flooring, composite front door

### Lounge

14'4 x 13'7 (at max)

Bay window, laminate wood flooring, feature fireplace, double doors to:

### Kitchen

17'8 x 9'4

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, stainless steel sink unit with mixer and vegetable sink, hot point oven, built in fan assisted oven, built in dishwasher (not working), stainless steel extractor fan, tiling, ceramic tiled flooring, uPVC door to rear.

Casual dining area with laminate wood flooring, patio doors to:

### Sunroom

10'2 x 9'7

Laminate wood flooring

## First Floor

### Landing

Access to roofspace, linen cupboard

### Bedroom (1)

10'0 x 9'5

Laminate wood flooring, built in wardrobe

### Bedroom (2)

11'7 x 10'0

Plus built in wardrobe, laminate wood flooring

### Bedroom (3)

8'4 x 7'5 (at max)

Including built in wardrobe, laminate wood flooring

### Shower Room

Low flush W/C, vanity unit with mixer tap, corner glazed shower unit with electric shower, tiling, ceramic tiled flooring, downlighters

### Outside

Rear: in paved patio area, plants, trees and shrubs

### Garage

29'2 x 7'5

Worcester gas boiler, plumbed for washing machine and space for tumble dryer

## Disclaimer/ Additional Information

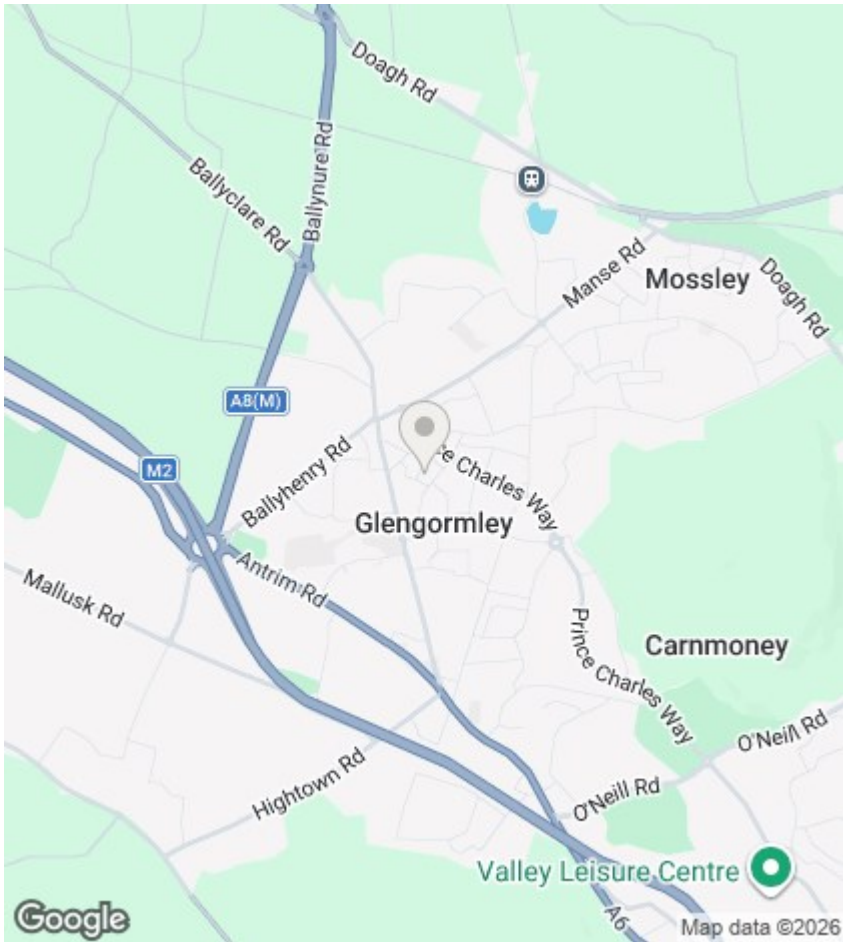
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to 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

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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                                   |         |                         |
| (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 |