



5 Ypres Park, Newtownabbey, BT37 0BP

Offers Over £159,950

- Excellent mid-terrace property in a highly popular & convenient residential location
- Lounge with feature fireplace & stove
- Sunroom
- Gas fired central heating/ uPVC double glazing
- Extensive landscaped garden to rear
- 3 Bedrooms
- Modern fitted kitchen
- Ground floor bathroom suite
- Garage with light and power
- Early viewing strongly advised

5 Ypres Park, Newtownabbey BT37 0BP

McMillan McClure Estate Agents are happy to offer to the market this well-presented mid-terrace property in the highly convenient and popular Ypres Park, Newtownabbey. Internally, the property comprises a spacious lounge with feature fireplace & stove, a modern fitted kitchen, sunroom, ground floor bathroom suite and three bedrooms. Externally, the property benefits from a private front garden, an extensive landscaped garden to rear and a garage with light and power. With easy access to local amenities and excellent transport links to Belfast and beyond, this property has much to offer to a wide range of purchasers. Early viewing by appointment is strongly advised.



Council Tax Band: Northern Ireland



Ground Floor

Lounge

15'11 x 11'7

Laminate wood flooring, wood burning stove, hole in wall style fireplace, slate hearth, picture rail

Kitchen

12'7 x 8'10

Laminate wood flooring, fitted kitchen with range of high and low level units, round edge worksurfaces, plumbed for washing machine, single basin stainless steel sink unit with mixer tap and drainer, built in electric oven and hob, space for fridge freezer, understairs storage

Conservatory

14'11 x 9'10

Laminate wood flooring, exposed brick finish, uPVC door to rear garden

Bathroom

3 Piece suite comprising panelled bath with mixer tap and electric shower unit, push button W/C, pedestal wash hand basin with mixer tap, wall tiling

First Floor

Landing

Access to roofspace

Bedroom (1)

16'0 x 9'0

Built in storage, cupboard with gas boiler housing, laminate wood flooring

Bedroom (2)

12'10 x 8'3

Built in storage, laminate wood flooring

Bedroom (3)

8'5 x 7'3

Wood flooring

Outside

Extensive enclosed garden with variety of mature plants and shrubs, landscaped paths, beds, garden laid in lawn, greenhouse, pond

Garage

20'6 x 10'9

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

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[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

[https://www.nidirect.gov.uk/information-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

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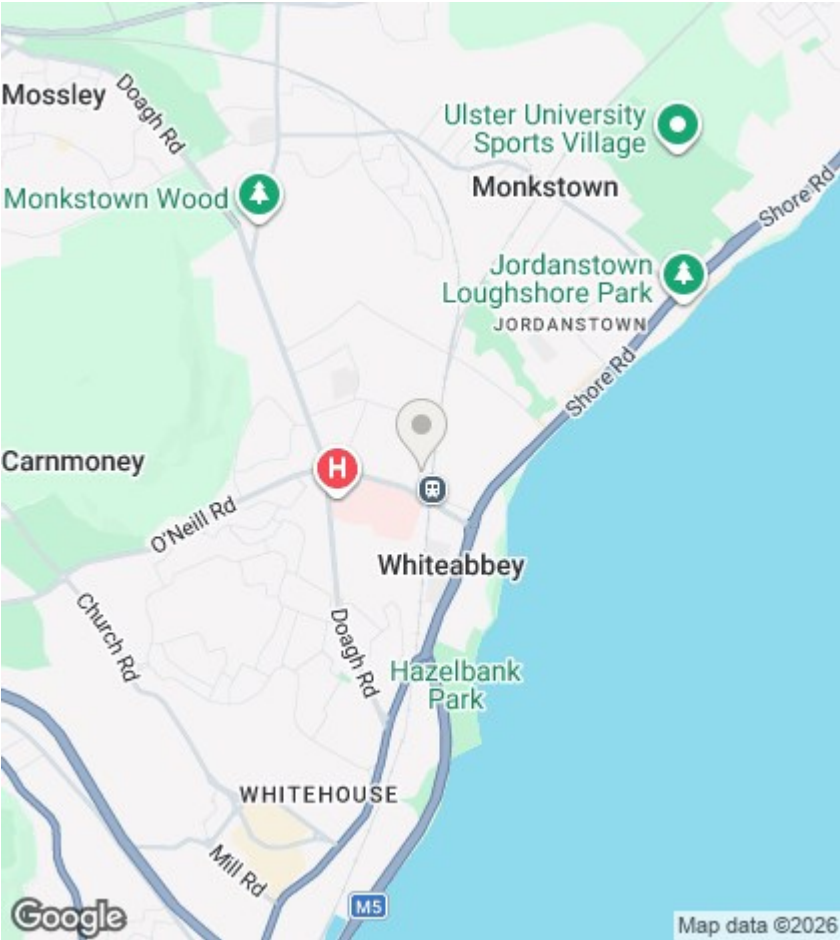
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specifically stated.



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		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC