



14 Abbeydene Manor, Newtownabbey, BT37 9JQ

£214,950

- Ground floor apartment with highly regarded development (sea views)
- Lounge & separate dining room
- Oil fired central heating (underfloor heating)
- Bathroom with white suite
- Car parking space
- 2 Bedrooms (1 with ensuite shower room)
- Feature kitchen with built in appliances
- Double glazing in uPVC frames
- Management company

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Situated within a prestigious and highly regarded development, this attractive ground floor apartment offers an excellent opportunity to enjoy comfortable living in a sought-after location. Occupying a prime position within an exclusive block of just six apartments, the property benefits from a peaceful setting while remaining exceptionally convenient. To the front, the apartment enjoys an open aspect with delightful sea views, creating a bright and relaxing outlook. Conveniently positioned, the property offers easy access to Belfast, with the city centre approximately 5–7 minutes away, making it perfect for commuters seeking both tranquillity and connectivity. Combining an enviable location, scenic views, and the exclusivity of a small development, this superb ground floor apartment presents an outstanding opportunity to acquire a home in one of the area's most desirable residential settings.



Council Tax Band: Northern Ireland



Communal Reception Hall

Security intercom

Reception Hall

Polished wood flooring

Lounge

18'2 x 13'11

French doors to garden, cornicing, polished wood flooring, open plan to

Dining Room

10'8 x 10'0

Laminate wood flooring, cornicing

Kitchen

11'5 x 9'9

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, dishwasher, ceramic tiled flooring, fridge freezer, built in oven and hob unit, stainless steel extractor fan

Bedroom (1)

13'0 x 7'9

Polished wood flooring

Ensuite Shower Room

Low flush W/C, pedestal wash hand basin, shower unit with controlled shower, tiling

Bedroom (2)

12'10 x 9'4

Polished wood flooring, range of built in units (slide robes), extractor fan

Bathroom

Low flush W/C, panelled bath with mixer tap, shower unit, ceramic tiled flooring, extractor fan, hot press, fully tiled walls

Outside

Communal gardens, 2 designated car parking spaces, boiler house with oil fired boiler, oil storage tank

Management company exists - AbbeyRealEstate
Currently monthly charges £150

Disclaimer/ Additional Information

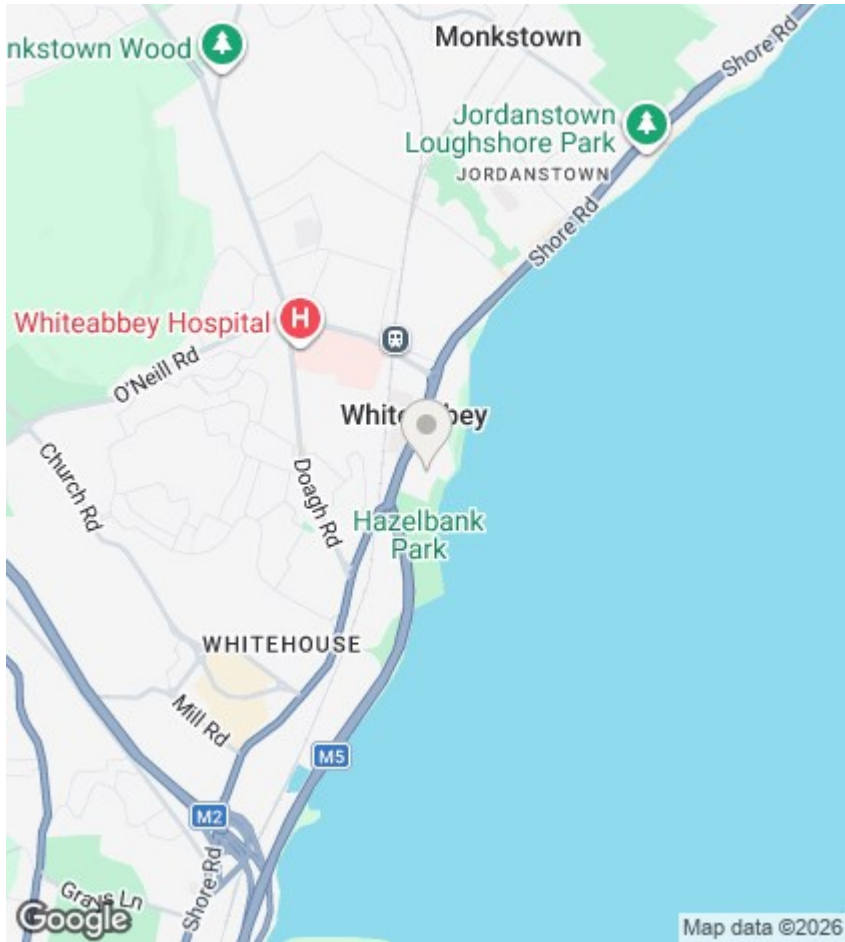
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

