



54 Loughshore Manor, Newtownabbey, BT37 9FD

Offers Over £179,950

- Ground floor apartment in popular residential area
- Lounge open plan to dining area to:
- Modern white bathroom suite
- Double in uPVC frames
- Very well presented throughout
- 2 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen
- Gas fire central heating
- Conveniently located

54 Loughshore Manor, Newtownabbey BT37 9FD

This very well-presented ground floor apartment is ideally suited to first-time buyers, those looking to downsize, or retirees seeking comfortable and convenient living. Situated within a popular residential area, the spacious apartment suite offers well-proportioned accommodation throughout, including two bedrooms, with the main bedroom benefiting from an ensuite shower room. The lounge is open plan to the dining area and leads through to a modern fitted kitchen, creating a bright and practical living space. There is also a modern white bathroom suite, gas-fired central heating and double glazing within uPVC frames. Conveniently located for access to the M5 motorway and the Abbeycentre, this attractive home offers excellent accessibility for local amenities and commuting. An excellent opportunity and highly recommended for viewing.



Council Tax Band: Northern Ireland



Reception Hall

Open Plan Lounge/ Dining/ Kitchen

18'4 x 14'5

Modern fitted kitchen with range of high and low level units, worksurfaces, stainless steel sink unit with mixer tap and vegetable sink, built in gas hob, built in fan assisted oven, built in fridge and freezer, built in dishwasher, ceramic tiled flooring, casual dining area, downlighters, intercom, ideal gas boiler, sliding doors to communal garden

Utility Room

Plumbed for washing machine, extractor fan, store

Bedroom (1)

13'3 x 12'10

Including ensuite

Ensuite

Low flush W/C, wall hung vanity unit with mixer tap, large shower unit with controlled shower, tiling, extractor fan, ceramic tiled flooring, heated towel rail

Bedroom (2)

13'3 x 9'10

Bathroom

Low flush W/C, vanity unit with tap, panelled bath with mixer tap and hand shower, tiling, ceramic tiled flooring, extractor

Outside

Front with paved patio area

Communal gardens with car parking

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.

Northern Ireland

[https://www.nidirect.gov.uk/services/broadband-and-](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker)

[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)

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

[streets/flooding-your-area](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.

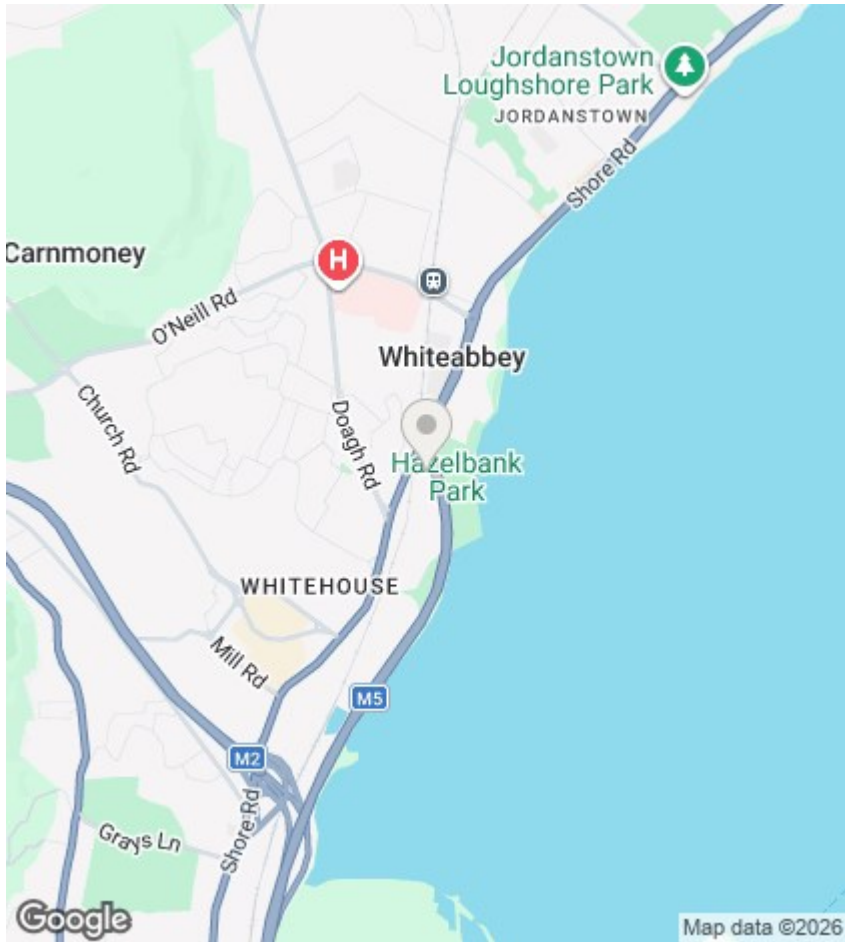
Photographs and floor plans are for illustrative

purposes only and should not be assumed to

represent items included in the sale unless

specifically stated.

Tenure - Leasehold Broadband & mobile checker for



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 