

21 Kings Road

Croghfern, NEWTOWNABBEY, BT37 0DA

Mid-Terrace Family Home.
3 Bedrooms. 1+ Receptions.
Gas-Fired Central Heating.
Newly Refurbished.

A Barton Company presents FOR SALE, this newly refurbished, mid-terrace family home in the popular and established Kings development.

With easy access to transport links and local shops, this property is perfect for young professionals or a small family. Register your interest in a viewing today!

For Sale

Offers Around £114,950

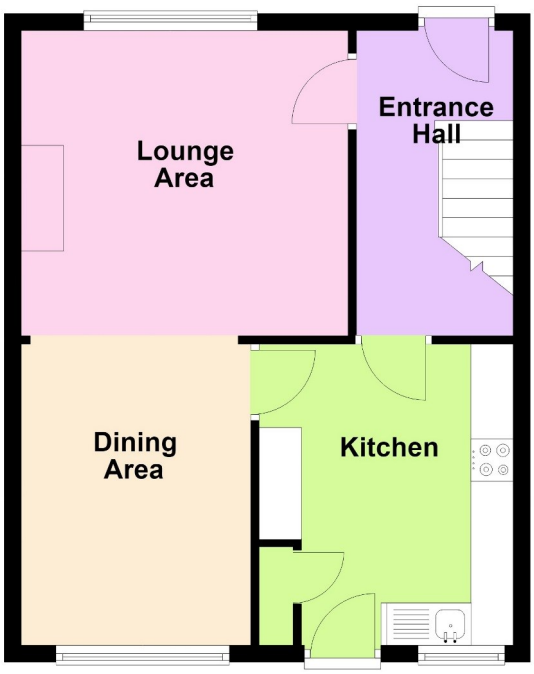
Viewing by appointment only through agents.

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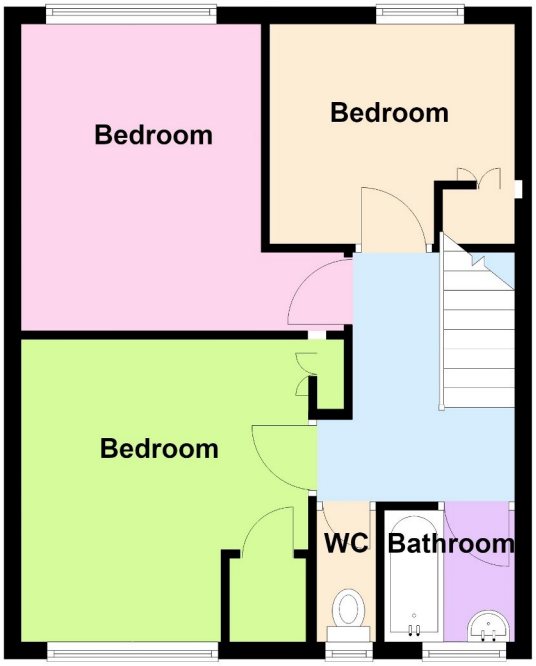
Ground Floor

Approx. 454.7 sq. feet

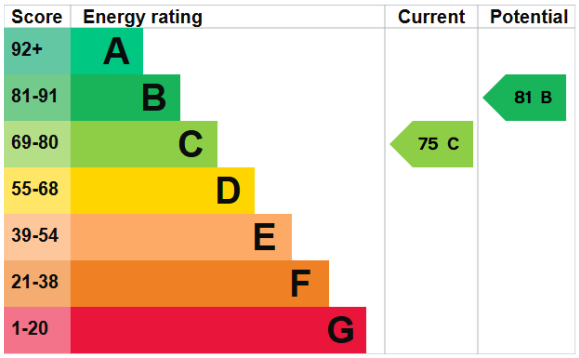


First Floor

Approx. 456.6 sq. feet



Capital Value:	*£72,500.00*
Rates:	*£724.00 (2026)*
Tenure:	*Long Leasehold*
Ground Rent:	*TBC*



Energy Performance Certificate
Available on Request.

Please note that we have not tested the services or systems in this property and purchasers should make / commission their own inspections if they feel it is necessary.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.

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- Mid-terrace.
- Three Bedrooms.
- Gas-Fired Central Heating.
- Open plan living and dining room.
- Brand New Fitted Kitchen suite.
- Newly redecorated throughout.
- Newly carpeted throughout.
- uPVC white framed, double-glazed windows.
- uPVC white external doors.
- Matching, white, 6-panel internal doors throughout.
- Enclosed front and rear gardens.
- Chain-free.





<u>Accommodation comprises:</u>

Ground Floor

Entrance Hall

Ceramic tiled floor. Electric utility cupboard. Single radiator. Centre light. Under stairs storage. Carpeted stairs to landing.

Living Room
12'7" x 11'9" (3.84m x 3.58m)

Carpeted. Double radiator. Centre pendant light. Fireplace display alcove. Integrated storage.



Dining Area (Open Plan, off Living Room)
12'7" x 16'4" (3.84m x 6.93m)

Carpeted. Double radiator. Centre pendant light.

Kitchen
9'10" x 11'6" (3.00m x 3.48m)

Brand-new, "IKEA" VOXTORP High-gloss white kitchen suite comprising floor and eye level units with contrasting light ash effect laminate worksurfaces. "Franke" stainless steel sink with matching mixer taps. Integrated Electric Oven and Halogen Hobs. Clad ceilings. LED strip lighting. Space, power and plumbing for upright Fridge/Freezer and washing machine. Electric cooker. Vinyl flooring. Part-tiled splashbacks.



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First Floor

Landing
Carpeted. Centre light.



Bathroom
5'0" x 5'6" (1.52m x 1.68m)

White bath and pedestal wash hand basin. Thermostatically controlled mains shower unit. Newly clad walls and ceiling. Single radiator. Ceramic floor tiles. Extractor unit.

W.C.
2'6" x 5'9" (0.76m x 1.76m)

White, Low-flush W.C. Ceramic tiled floor.



Master Bedroom
11'1" x 11'9" (3.37m x 3.58m)

Carpeted. Integrated wardrobes. Boiler cupboard. Single Radiator. Centre pendant light.

Bedroom II
11'8" x 9'4" (3.56m x 2.86m)

Carpeted. Single Radiator. Centre pendant light.



Bedroom III
9'6" x 8'5" (2.91m x 2.58m)

Carpeted. Integrated wardrobes. Small Double Radiator. Centre pendant light.

Exterior



Front garden laid in stone and paving with boundary wall for ease of maintenance.

Rear garden laid principally in lawns with concrete and paving. **Brick boiler house**. Bounded by hedges and fencing.

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