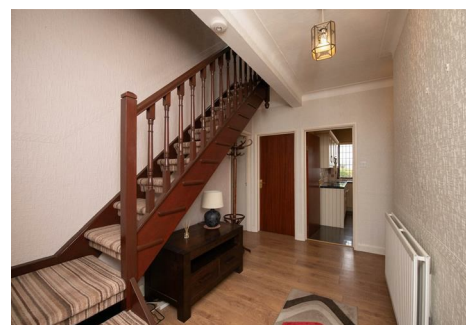




24 Moss Road, Newtownabbey, BT36 5JY

Offers Over £219,950

- Detached villa in highly popular and convenient location
- Lounge
- Kitchen, leading to lean to
- Detached garage
- In need of modernisation and has been priced accordingly
- 3 Double bedrooms
- Family room, open plan with dining room
- Oil fired central heating/ Partial double & single glazing
- Paved driveway to front and side/Enclosed garden to rear
- Located close to excellent schools, shops and frequent public transport links

# 24 Moss Road, Newtownabbey BT36 5JY

Situated within a highly popular and convenient location, this detached villa offers spacious accommodation and excellent potential for those looking to create their ideal home. The property comprises three double bedrooms, a welcoming lounge, and a family room open plan to the dining room, providing versatile space for everyday living and entertaining. The kitchen completes the internal accommodation, while further benefits include oil-fired central heating and a combination of double and single glazing. Externally, the property boasts an enclosed rear garden, a paved driveway to the front and side and a detached garage. Requiring a degree of modernisation, the property has been priced accordingly, presenting an exciting opportunity for buyers to add their own style and value.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hallway

Laminate wood flooring

### Lounge

17'4 x 12'10

Laminate wood flooring, French doors to rear, cornicing

### Kitchen

12'4 (longest point) x 11'4

Range of high and low level units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, built in stainless steel oven, inlaid hob, extractor hood, wall tiling, ceramic tiled flooring, built in storage, built in dishwasher, glazed display cabinets

### Lean to

15'8 x 5'5

Ceramic tiled flooring, boiler house with oil fired boiler, plumbed for washing machine

### Bathroom

Bath unit, electric shower, wall tiling, pedestal wash hand basin, hot press

### Separate W/C

Low flush W/C, wall tiling, laminate wood flooring, cornicing

### Dining Room

11'4 x 10'3

Laminate wood flooring, cornicing

### Family Room

13'8 x 11'4

Laminate wood flooring, cornicing

## First Floor

### Landing

Velux window, built in storage cupboard

### Bedroom (1)

13'6 x 11'5

Views of Cavehill

### Bedroom (2)

13'10 x 11'4

Views of Cavehill, built in slide robes and drawers, eave storage

### Bedroom (3)

11'6 x 10'5

Views of Cavehill

## Outside

Front: Paved driveway, in lawn, plants, trees and shrubs

Side: Paved driveway

Rear: uPVC oil storage tank, in paving, in lawn, hedges, plants and shrubs

Detached garage with up and over door

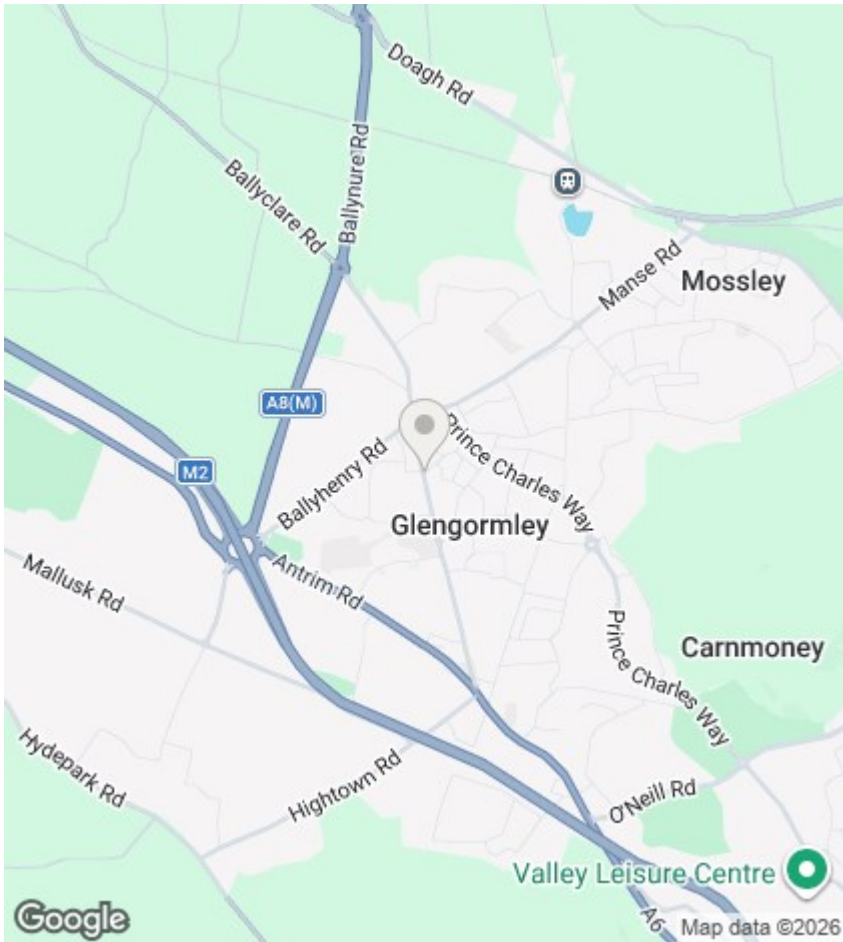
## Disclaimer/ Additional Information

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:

F

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | 56                      |
| (21-38) <b>F</b>                            | 29      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |