McMillan McClure
Always Moving









117 Monkstown Road, Newtownabbey, BT37 0LG

Offers Over £239,950

- Extended semi detached in popular residential area
- 2+ Reception rooms
- Modern white bathroom suite
- Double glazing in uPVC frames
- 4 Bedrooms
- Modern fitted kitchen with built in appliances
- Gas fired central heating
- Tastefully renovated/ decorated throughout

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
028 90 800 000
info@mcmillanmcclure.com
https://www.mcmillanmcclure.

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Deceptively spacious and beautifully presented throughout, this unique four-bedroom home offers an excellent opportunity for those seeking style, space and convenience. Thoughtfully maintained and ready to move into, the property boasts well-proportioned accommodation, making it ideally suited to modern family living. Its attractive presentation and versatile layout create a welcoming feel from the moment you step inside. Situated in a highly convenient location, the property benefits from excellent accessibility, with Jordanstown Train Station just a short distance away, providing easy commuting options. Whiteabbey Village is also close by, offering a range of local amenities, shops and eateries. A fantastic home that perfectly combines character, comfort and convenience.

4 1 2 D

Council Tax Band: Northern Ireland







Ground Floor

Reception Hall
Composite front door, luxury floor tiling

Lounge
18'3 x 11'3
Polished tiled flooring, feature stove, tiled hearth, downlighters

Kitchen
11'3 x 7'8
Modern fitted kitchen with range of high and low level units, solid work tops, built in gas hob, stainless steel extractor fan, built in double oven, built in microwave, built in fridge and freezer, built in dishwasher, luxury floor tiling and wall tiling

Utility Room
6'6 x 5'11
Range of units, plumbed for washing machine

Cloaks
Low flush W/C, vanity unit sink with mixer tap, tiling, luxury floor tiling, extractor fan, double doors to:

Dining Room
15'8 x 8'6
Luxury floor tiling

Sunroom
16'6 x 9'9
Velux window x2, luxury floor tiling, French door to rear

First Floor

Landing
Hot press with Worcester gas boiler

Bedroom (1)
11'4 x 10'9
Laminate wood flooring, plus built in wardrobe

Bedroom (2)
13'3 x 8'5
Laminate wood flooring, plus built in wardrobe

Bedroom (3)
10'1 x 5'11
Fixed stairs

Bedroom (4)
8'8 x 6'4
Laminate wood flooring

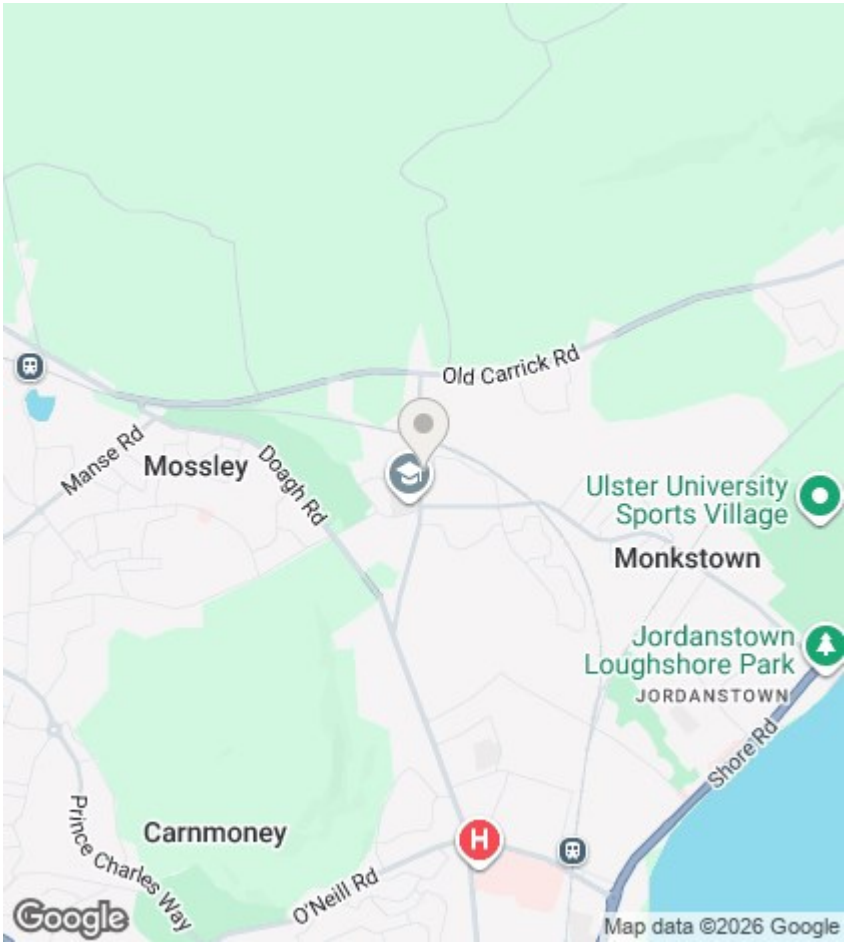
Bathroom
Modern white bathroom suite, low flush W/C, pedestal wash hand basin, panelled bath with mixer tap, glazed shower unit with electric shower, tiling, ceramic tiled flooring

Roofspace
20'6 x 11'1

Outside
Front in pavier brick driveway, plants and shrubs, gated entrance
Rear in paved patio area, luxury paved tiling, fully enclosed, pergola

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.



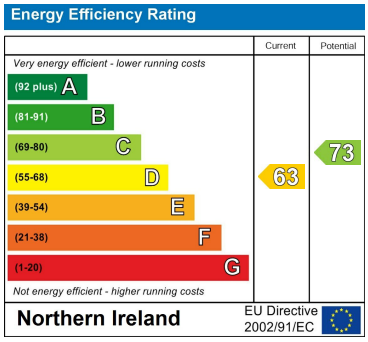
Directions

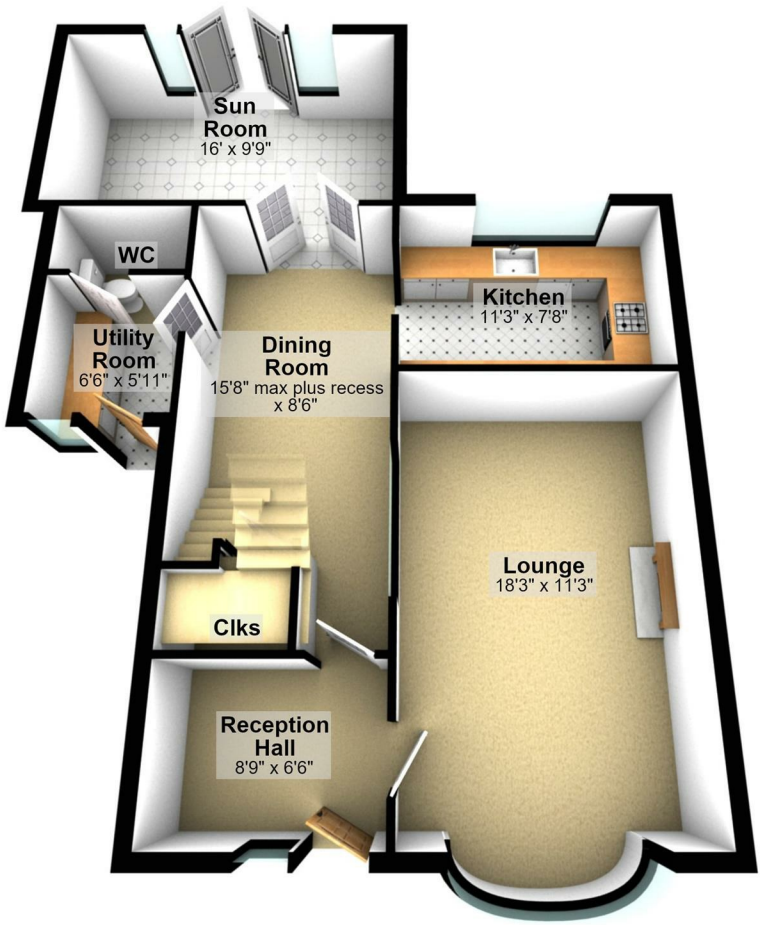
Viewings

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

EPC Rating:

D





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