

## **7 Kings Road, Newtownabbey, BT37 0DA**



- End Town House
- 3 Bedrooms/ 1+ Reception
- Contemporary Fitted Kitchen/ Dining Aspect
- Modern Family Bathroom
- Double Glazed Conservatory
- Popular Residential Area
- Beautifully Presented Throughout
- Gas Fired Central Heating/ PVC Double Glazed Windows
- Excellent First Time Buy
- Driveway To Side

**PRICE Offers Over £109,950**

*Positioned within a popular convenient location close to local schools, public transport and shops. This spacious town house is beautifully presented comprising open plan modern kitchen with dining aspect, double glazed conservatory and a modern family bathroom. An early viewing is highly recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
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Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed front door into:-

#### WELL PRESENTED ENTRANCE HALL

With laminate strip flooring.

#### LOUNGE 12'6" x 11'8"

Multi fuel stove with granite hearth. Laminate strip flooring.

#### OPEN PLAN KITCHEN/ DINING ASPECT 19'1" x 11'9"

Equipped with a comprehensive range of high and low level hi-gloss fitted units with contrasting walnut effect work surfaces. Single drainer sink unit with swan neck tap. A range of integrated appliances dishwasher and eye level oven with 4 ring hob. Overhead extractor fan housed in stainless steel canopy and glass hood. PVC double glazed door to garden.

#### DOUBLE GLAZED CONSERVATORY 13'3" x 8'3"

Tiled floor. PVC double glazed doors to garden.

### FIRST FLOOR

#### BEDROOM 1 10'10" x 9'6"

Built in mirrored sliderobes.

#### BEDROOM 2 11'6" x 7'4"

Built in wall to wall mirrored sliderobes. Laminate flooring.

#### BEDROOM 3 9'0" x 9'2"

#### MODERN WHITE BATHROOM SUITE

Comprising panelled bath with fixed shower screen, wash hand basin in modern vanity unit and button flush w.c. Tiled floor. Fully tiled walls.

### OUTSIDE

Neat garden to front.

Private enclosed garden to rear screened by perimeter fence. Part laid in lawn with paved patio area.

Raised enclosed garden to side screened by perimeter fence. Twin gates to driveway for off street parking.

| 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>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>Northern Ireland</b>                     | EU Directive<br>2002/91/EC |  |

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**

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