



21 Abbeycroft Road,
Newtownabbey, BT37 0YL

Offers in excess of: £155,000

 **Reeds Rains**

reedsrains.co.uk

Abbeycroft Road, Newtownabbey, County Antrim, BT37 0YL

Offers in excess of: £155,000

Council Tax Band:

EPC Rating: TBC

Viewing Strictly By Appointment!

Description

Reeds Rains Glengormley are delighted to offer for sale this well presented mid townhouse which is located just off the ever popular Glenville Road, Newtownabbey. The property comprises entrance hall, lounge and fitted kitchen with casual dining space. Upstairs there are three bedrooms and a separate luxury bathroom. Other benefits include gas heating and Pvc double glazed windows. Outside there is a double width tarmac driveway to front and garden to rear. Early viewing recommended !!

Entrance Hall

Complete with laminate flooring.

Lounge

16'6" x 12'7" (5.03m x 3.84m)

Spacious lounge complete with laminate flooring. Understair storage area. Inset gas fire.

Kitchen With Casual Dining Space

16'2" x 10'9" (4.93m x 3.28m)

Range of high and low level units with matching worktops, basin and a half stainless steel sink unit, built in under oven and gas hob with extractor fan overhead., fridge/freezer space, plumbed for washing machine. Tiled flooring and tiled splashback areas. Gas boiler, double glazed back door.

Stairs To First Floor Landing

Excess to floored roofspace. Complete with electrical points.

Bedroom One

14'3" x 9' (4.34m x 2.74m)

Spacious double bedroom complete with built in mirrored slider robes. Finished with laminate flooring.

Bedroom Two

10'9" x 9'6" (3.28m x 2.9m)

Spacious double bedroom finished with laminate flooring.

Bedroom Three

9'4" x 6'10" (2.84m x 2.08m)

Wood laminate flooring, built in robe.

Deluxe Bathroom Suite

Modern three piece bathroom suite comprising P shape shower bath with mains shower overhead, large sink with vanity unit beneath and low flush WC. Decorative wall mounted radiator. Tiled effect laminate flooring.

Externally

Off Street Parking

Bay parking to the front of the property for multiple vehicles.

Enclosed Rear Garden

Neatly presented rear garden complete with decked area and finished with extensive artificial lawned area.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukSI/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

For full EPC please contact the branch.