

## 18 WOODLAND DRIVE

Doagh Road  
Newtownabbey BT37

- End Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- White Bathroom Suite
- PVC Double Glazing
- Gas Heating
- Popular Location

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		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £124,950**

# 18 Woodland Drive

Doagh Road, Newtownabbey, BT37 9QD



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage

#### LOUNGE

14'3" x 11'11" (4.34m" x 3.63m")

Feature hole in wall style fireplace with multi fuel burning stove, wood laminate flooring, radiator, pvc double glazed double doors to rear, open to a fitted kitchen / dining

#### KITCHEN / DINER

20'6" x 10'3" at widest (6.25m" x 3.12m" at widest )

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, cooker space, stainless steel extractor fan, fridge / freezer space,

plumbed for dishwasher, partly tiled walls, wood laminate tile effect flooring in kitchen, wood laminate flooring in dining room, pvc double glazed back door.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

14'2" x 8'8" (4.32m" x 2.64m" )

Radiator

#### BEDROOM 2

10'3" x 9'7" (3.12m" x 2.92m" )

Radiator

#### BEDROOM 3

10'9" x 10'5" at widest (3.28m" x 3.18m" at widest )

Radiator

### BATHROOM

White suite comprising free standing bath, shower attachment, thermostatic shower above, vanity unit, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator, storage cupboard

### OUTSIDE

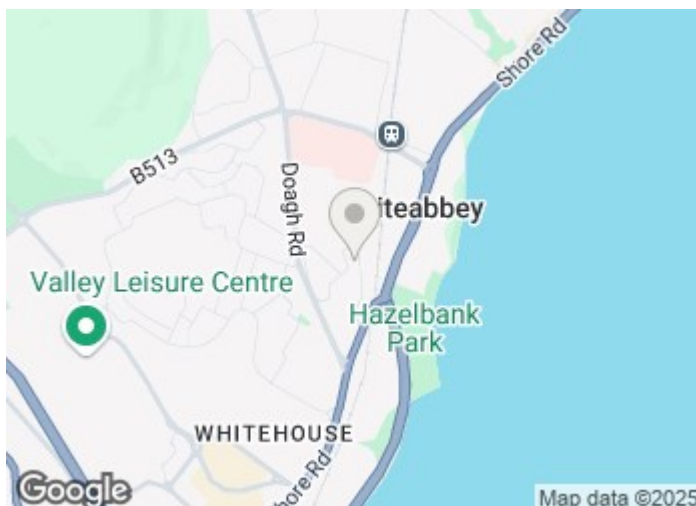
Communal parking at front & side.

Garden to front in lawn

Paved area to side

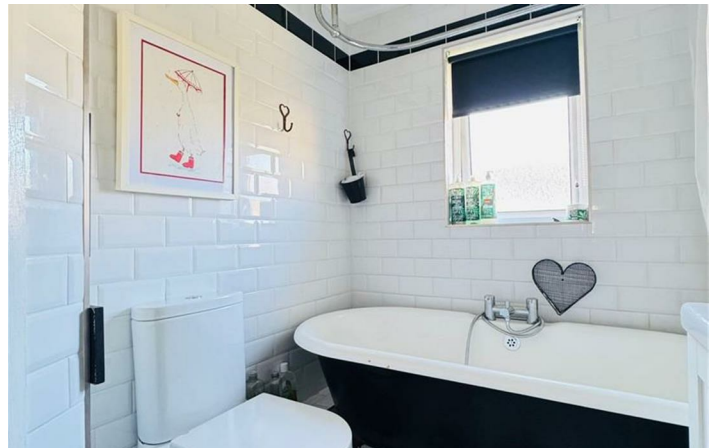
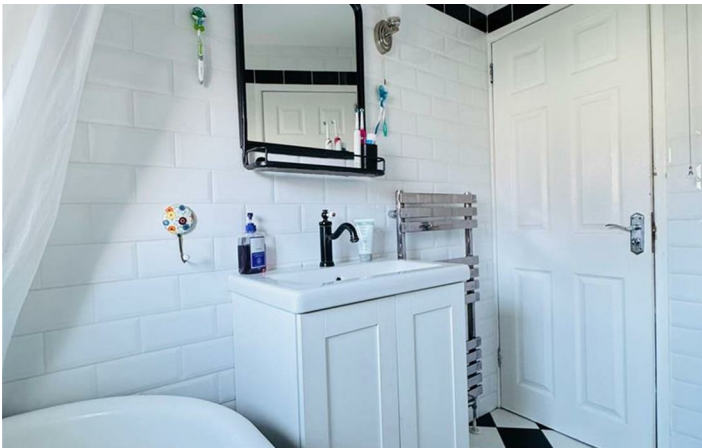
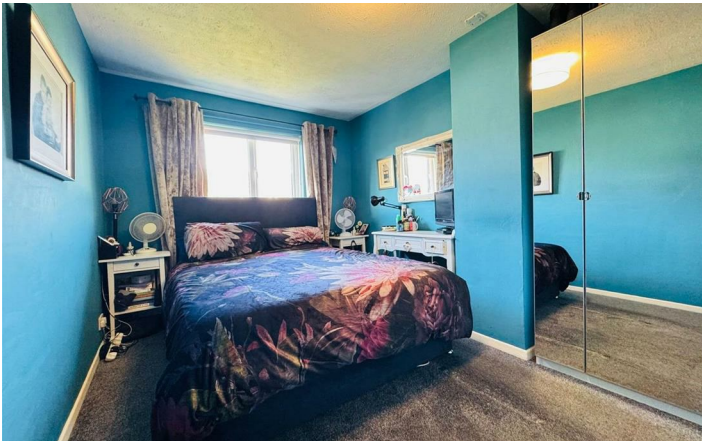
Fully enclosed garden to rear in lawn with paved patio area

Outhouse, plumbed for washing machine



## Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000