

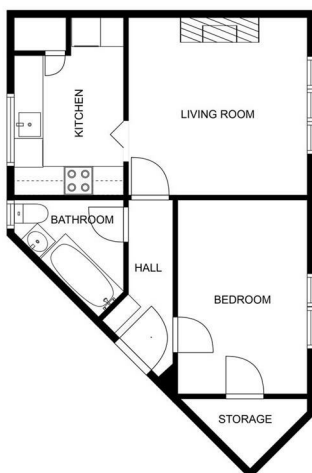


55C Armoy Gardens, Newtownabbey, BT37 9AU

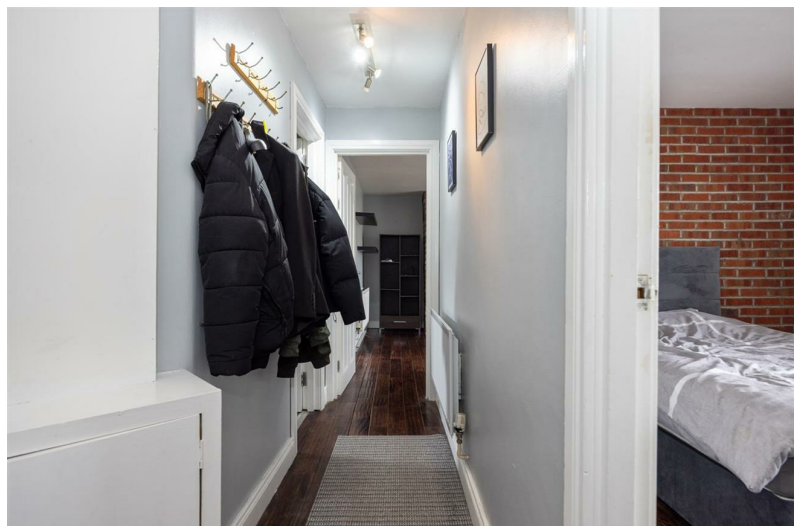
- First Floor Apartment
- Lounge
- Bathroom; White Three Piece Suite
- Gas Heating; Double Glazing
- Convenient Location
- One Bedroom
- Kitchen With Informal Dining Area
- Partially Floored Roof Space
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £69,950

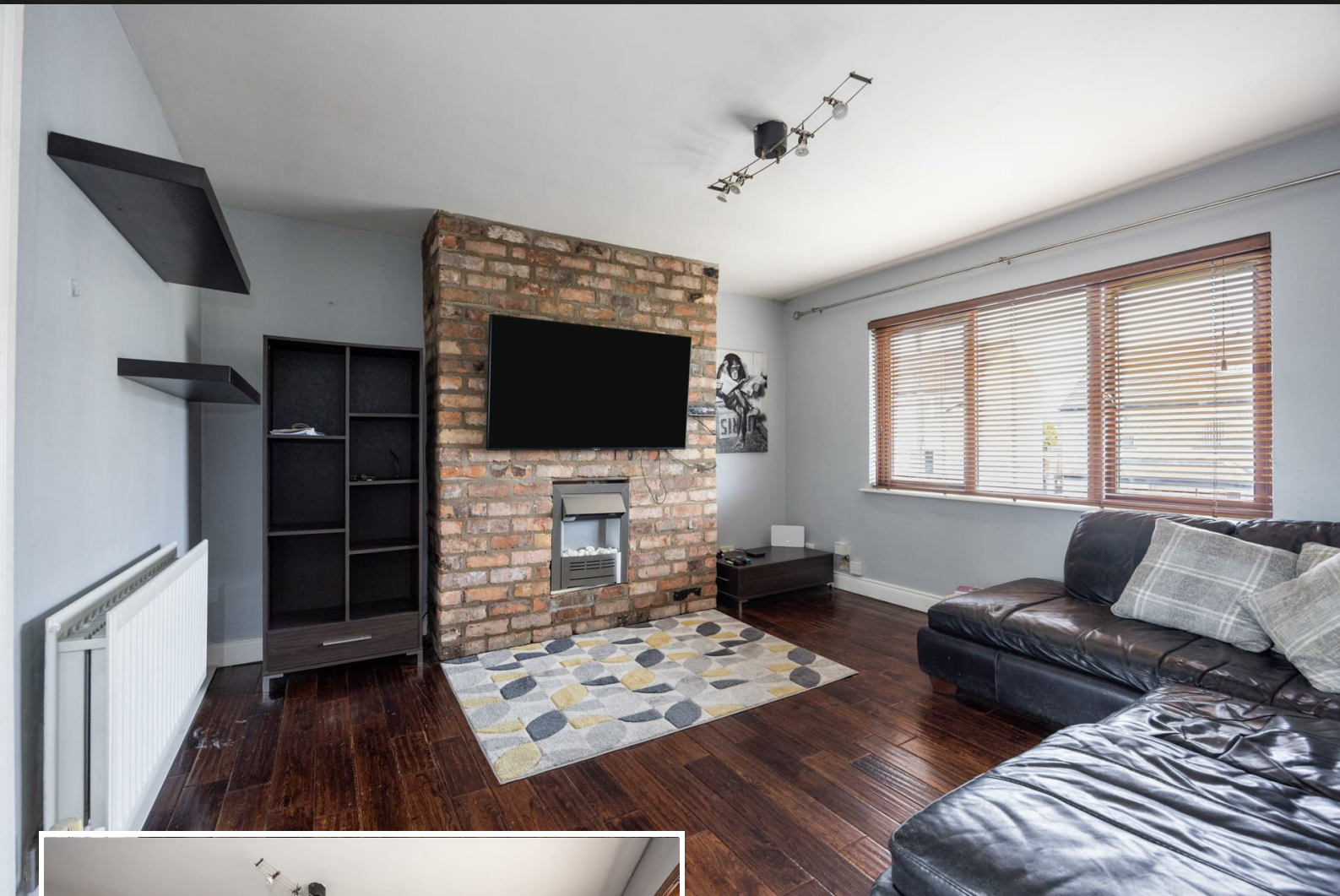
EPC Rating C



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Glass panelled, hardwood front door. Timber flooring. Access to partially floored roof space.

LOUNGE 12'7" x12'5"

Focal point fireplace with exposed brick chimney breast. Timber flooring. Picture window to front elevation.



KITCHEN WITH INFORMAL DINING AREA 12'5" x 7'9" (wps)

Modern fitted kitchen with high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for washing machine. Splash back tiling to walls. Timber flooring. Access to store with gas fired central heating boiler.

BEDROOM 1 14'5" x 9'4"

Exposed brick feature wall. Timber flooring. Access to walk in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath. Splashback tiling to walls. Tiled floor.

EXTERNAL

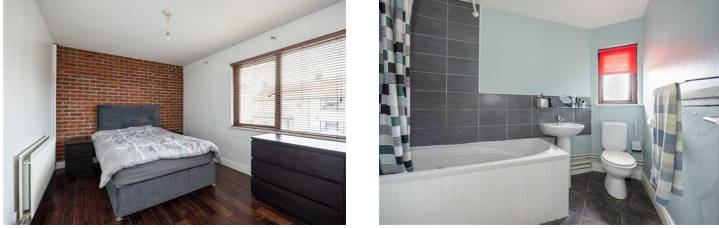
Private driveway.

Low maintenance garden, finished in decorative stone. Communal garden/service area to rear.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Well presented, one bedroom, first floor apartment with private driveway, situated within the popular Armoy Gardens area of Rathcoole, Newtownabbey.

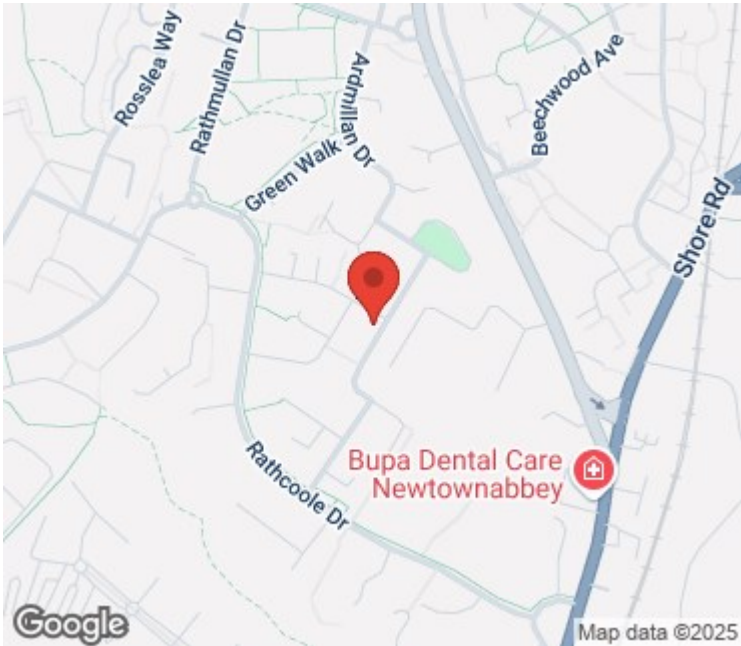
The property comprises communal entrance hall, private entrance hall, lounge, kitchen with informal dining area, bedroom, and bathroom with white three piece suite.


Externally, there is a private driveway and communal garden/service area to rear.

Other attributes include gas heating and double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

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