



9 Swanston Crescent, Newtownabbey, BT36 5DW

Offers Over £189,950

- Semi detached villa in highly popular and convenient location
- 2 Separate reception rooms
- Ivory shaker style kitchen
- Double glazing in uPVC frames
- Well presented garden to rear
- 3 Bedrooms (All with built in robes)
- Conservatory to rear
- Modern white bathroom suite with separate shower unit
- Gas fired central heating

9 Swanston Crescent, Newtownabbey BT36 5DW

An excellent opportunity to purchase this well presented semi detached villa located in the ever popular Swanston area. The property offers generous accommodation and enjoys the added benefit of a conservatory to the rear overlooking the rear garden. We strongly recommend early viewing as homes in this location rarely remain on the market for long.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

LOUNGE

12'5" x 11'6"

DINING ROOM

12'5" x 11'6"

KITCHEN

8'9" x 8'6"

Range of high and low level shaker style units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, cooker point, extractor fan, plumbed for dishwasher, wall tiling, ceramic tiled flooring

CONSERVATORY

10'9" x 8'11"

Ceramic tiled flooring, heat and power

FIRST FLOOR

LANDING

Access to roof space

BEDROOM (1)

12'5" x 10'2"

Including built in robes

BEDROOM (2)

12'5" x 10'2"

Including built in robes

BEDROOM (3)

8'9" x 8'2"

Including built in robes

BATHROOM

Deluxe white suite comprising panelled bath, low flush WC, vanity unit with sink, separate glazed shower cubicle with thermostatically controlled shower, PVC panelled walls, Worcester gas fired boiler, panelled ceiling

OUTSIDE

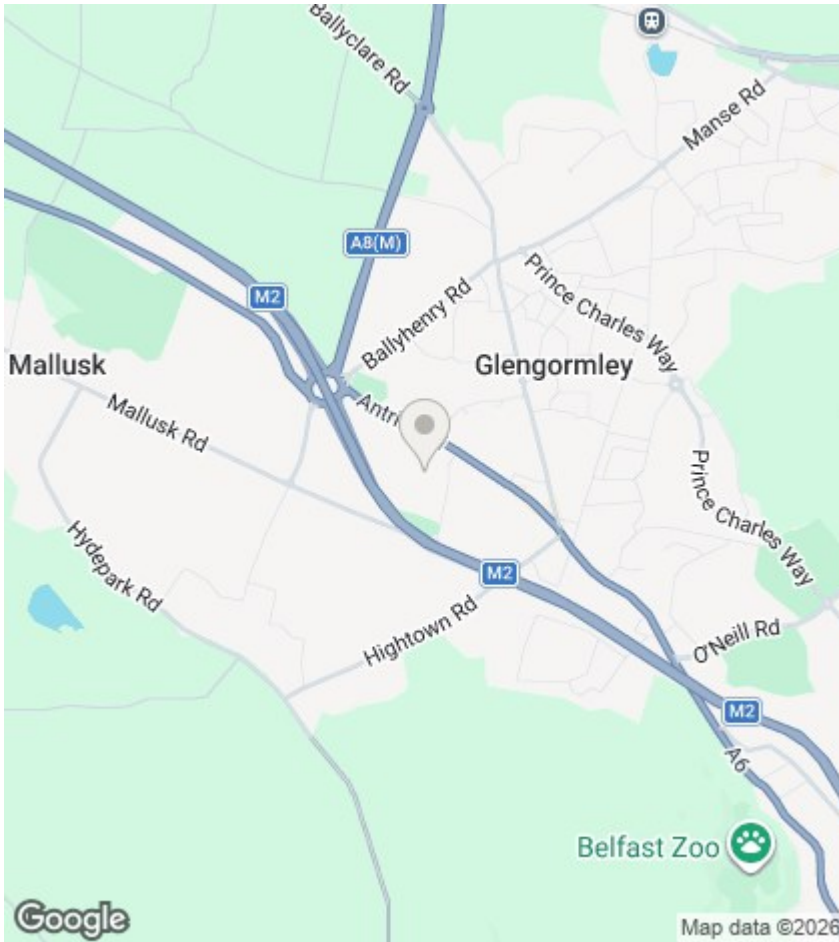
Front in lawn

Generous garden to rear in lawn

Variety of plants and shrubs

Outside light

uPVC fascia and rainwater goods



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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	