



45 Harmin Park, Newtownabbey, BT36 7UR

Offers Over £159,950

- Semi detached villa in highly popular and convenient location
- 2 Reception rooms
- Office
- Double glazing in uPVC frames/Gas fired central heating
- Detached garage
- 3 Bedrooms
- Kitchen
- Modern shower room
- Generous garden to rear/Paved driveway to front and side
- Located close to excellent schools, shops and frequent public transport links

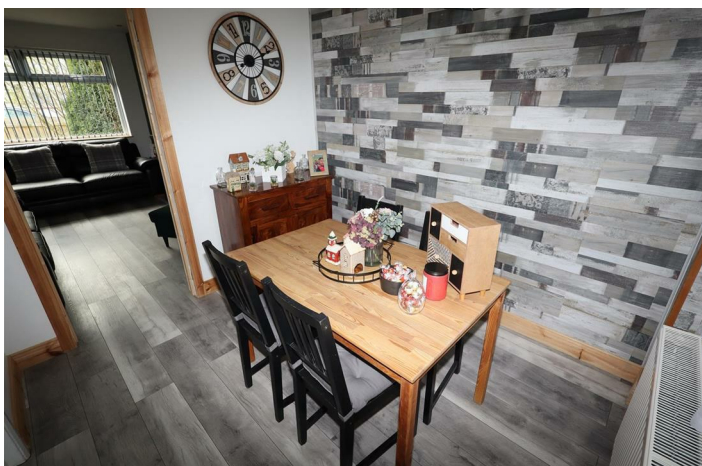
45 Harmin Park, Newtownabbey BT36 7UR

This beautifully presented semi-detached property is ideally located in a highly popular and convenient area of Newtownabbey, making it perfect for families and first-time buyers alike. Meticulously maintained throughout, the home offers three well-proportioned bedrooms, a bright and welcoming lounge, a separate dining room, a fitted kitchen, and a versatile office space ideal for working from home. The property further benefits from a modern, stylish shower room.

Externally, the home boasts a generous rear garden, perfect for outdoor entertaining or relaxing, along with a paved driveway to the front and side providing ample off-street parking. A detached garage adds further convenience and storage. Additional features include double glazing in uPVC frames and gas-fired central heating. Early viewing is highly recommended due to strong demand in this sought-after location.



Council Tax Band:



GROUND FLOOR

Up and over door, power and light

ENTRANCE HALL

Laminate wooden flooring, uPVC front door

LOUNGE

13'11" x 9'11"

Laminate wooden flooring, feature wall panelling, downlighters

DINING ROOM

9'0" x 7'10"

Laminate wooden flooring, single glazed window

KITCHEN

8'10" x 7'10"

Modern fitted kitchen, range of high and low level units, round edge work surfaces, stainless steel oven, inlaid hood, modern extractor hood, single drainer stainless steel sink unit, mixer taps, plumbed for washing machine, laminate wooden flooring

OFFICE

11'2" x 4'11"

uPVC back door, ceramic tiled flooring

FIRST FLOOR

LANDING

Access to floored roofspace with power and light, gas boiler

BEDROOM 1

11'2" x 9'10"

Built in wardrobe, feature wall panelling, laminate wooden flooring

BEDROOM 2

11'9" x 7'9"

Feature wall panelling

BEDROOM 3

8'7" x 8'0"

MODERN SHOWER ROOM

Shower unit with thermostatically controlled shower, glazed shower screen, luxury wall tiling, ceramic tiled flooring, low flush W/C, floating modern vanity sink unit, mixer taps, built in storage units

OUTSIDE

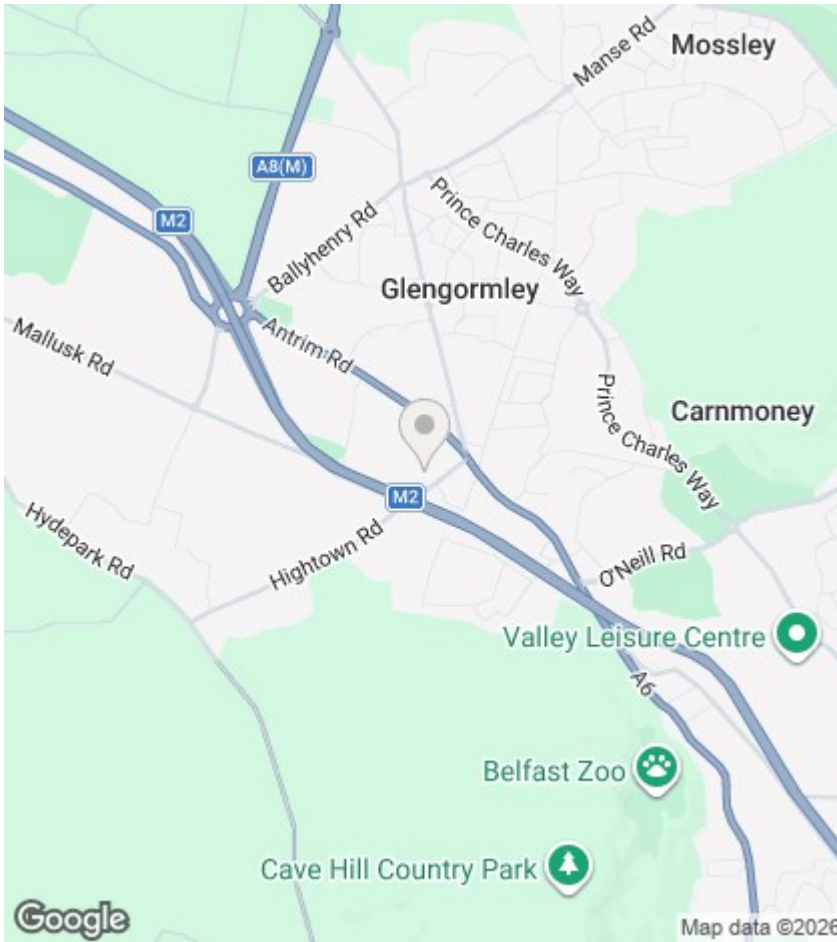
Front: Paved driveway, in lawn, trees and shrubs

Side: Paved driveway

Rear: In paving, in lawn, hedges, plants and shrubs

DETACHED GARAGE

18'3" x 9'3"



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		69	80
(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	