



35 Abbeyville Park, Newtownabbey, BT37 0AH

Offers Over £104,950

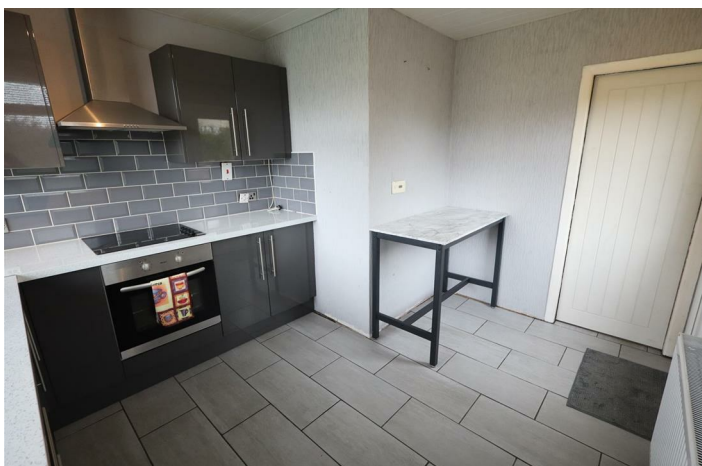
- Semi detached bungalow in highly sought after location
- Lounge
- Shower room
- Double glazing in uPVC frames
- Solar panels
- 3 Bedrooms
- Modern kitchen
- Oil fired central heating
- Exceptionally generous garden to rear/ Paved driveway to front
- Located close to excellent schools, shops and public transport facilities

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Situated in a highly popular location, this three bedroom semi detached bungalow offers spacious and versatile accommodation ideal for a range of buyers. The property features three well proportioned bedrooms, a comfortable lounge, a modern fitted kitchen and a contemporary shower room. Benefits include double glazing set within UPVC frames and oil fired central heating, ensuring year round comfort. Externally, a standout feature is the exceptionally large rear garden, perfect for outdoor living, gardening, or future potential, while a neat paved driveway provides convenient off road parking to the front. Please note, due to the aluminium construction, the majority of lenders will not offer finance, therefore cash purchasers are preferred. For further details or to discuss options, please contact a member of our team today. Early viewing is strongly recommended to appreciate the space, setting, and unique opportunity on offer.



Council Tax Band:



ENTRANCE HALL

Laminate wood flooring, uPVC front door, storage cupboard

LOUNGE

17'9" x 11'6"

Laminate wood flooring

MODERN KITCHEN

11'10" x 9'10"

Modern kitchen with a range of high and low level units, stainless steel oven, inlaid hob, stainless steel extractor fan, ceramic tiled flooring, panelled ceiling, uPVC back door

BEDROOM (1)

11'9" x 11'9"

Laminate wood flooring

BEDROOM (2)

11'9" x 7'5"

Range of high and low level units, plumbed for washing machine, access to roofspace, ceramic tiled flooring, insulated copper cylinder

BEDROOM (3)

11'8" x 11'8"

Laminate wood flooring

SHOWER ROOM

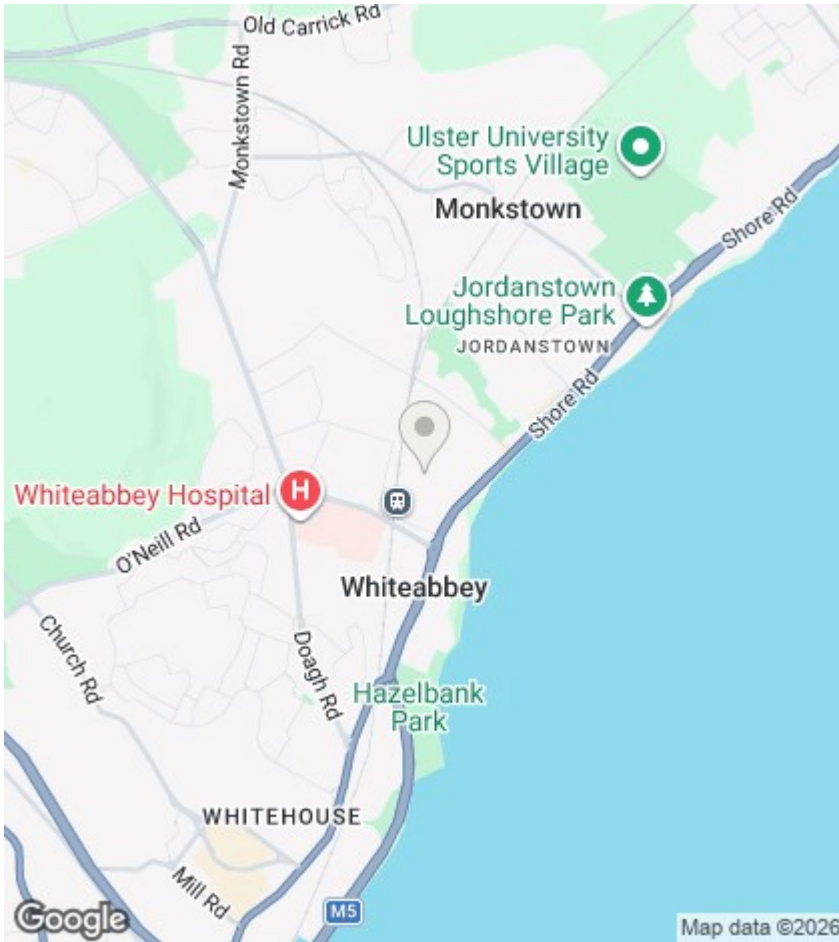
Shower unit with thermostatically controlled shower, rainwater effect shower head, glazed shower screen, wall panelling, wall tiling, vanity sink unit, low flush W/C, extractor fan

OUTSIDE

Front: In lawn, plants and shrubs, paved driveway

Side: Paved driveway

Rear: Generous garden to rear, in paving, shed, oil boiler, uPVC oil storage tank, outside tap and light



Directions

Viewings

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

EPC Rating:

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