



19 Hillcrest Drive, Newtownabbey, BT36 6EQ

Offers Over £174,950

- Semi-detached villa in a highly popular residential area
- Lounge with feature fireplace
- Casual dining area
- Double glazing in uPVC frames
- Enclosed garden to rear
- 3 Bedrooms
- Modern high gloss fitted kitchen through to:
- Deluxe white bathroom suite
- Oil fired central heating

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This attractive three-bedroom semi-detached villa is ideally situated in a highly popular residential location just off Doagh Road in Newtownabbey. Finished to the highest standard throughout, the property offers bright, well-proportioned accommodation perfect for modern family living.

The home boasts a contemporary fitted kitchen and a stylish, modern bathroom, both presented in excellent condition. Each room has been thoughtfully maintained, ensuring a move-in ready experience for prospective buyers.

Externally, the property benefits from a well-presented rear garden, enhanced by sleek modern glazed panels—ideal for relaxing or entertaining.

This superb home is perfectly suited to first-time buyers seeking a property in a sought-after area with nothing to do but move in and enjoy.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, ceramic tiled flooring, understairs storage, plumbed for washing machine

Lounge

12'8 x 12'0

Laminate wood flooring, feature cast iron fireplace, open fire, back boiler, slate tiled hearth. Open plan to;

Kitchen

18'5 x 9'5

Range of high and low level high gloss units, rounded edge worksurfaces, single drainer sink unit with mixer tap and vegetable sink, cooker point, stainless steel extractor fan and canopy, integrated fridge freezer, integrated dishwasher, wall tiling, ceramic tiled flooring. Casual dining area with laminate wood flooring.

First Floor

Landing

Access to roofspace, hotpress with insulated copper cylinder.

Bedroom (1)

12'9 x 8'6

Laminate wood flooring

Bedroom (2)

11'3 x 9'7

(Including built-in mirror sliderobes) Laminate wood flooring.

Bedroom (3)

9'10 x 9'9

(At max points including built-in sliderobes)

Bathroom

Deluxe white suite comprising of panelled bath, glazed shower screen, Mira Sport electric shower, pedestal wash hand basin, low flush WC, PVC panelled walls and ceiling, recessed downlighters.

Outside

Front in stones, driveway.

Boiler house with oil fired boiler to side.

Enclosed garden to rear in paving, glazed screen, PVC oil storage tank, outside light and tap.

Disclaimers/ Additional information

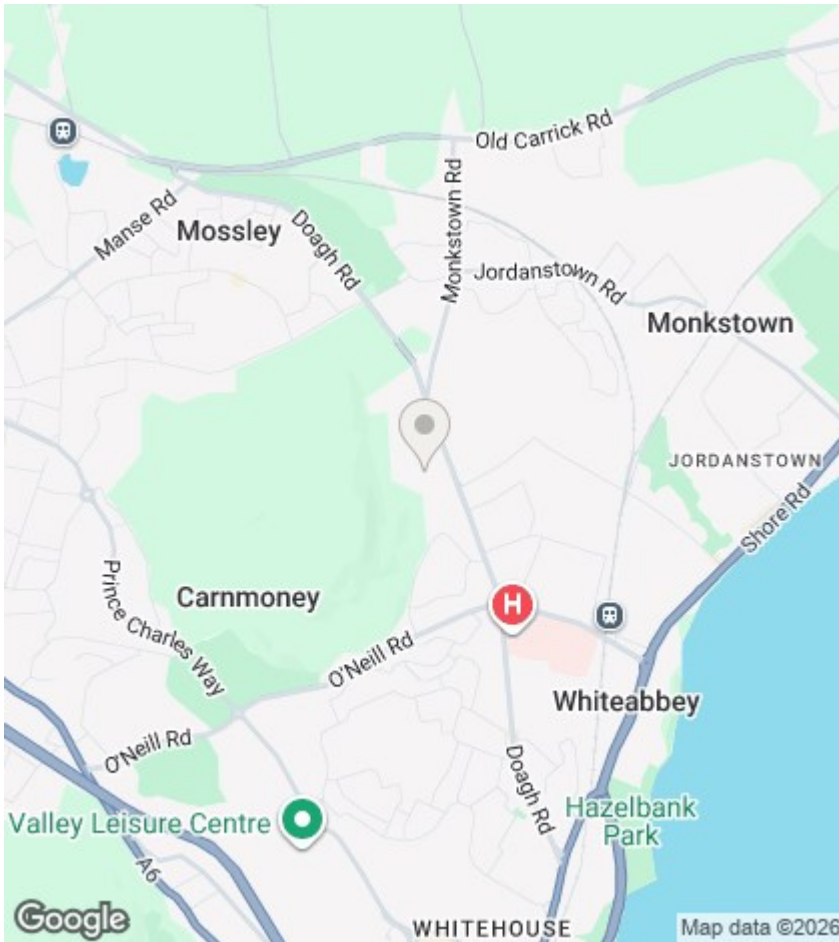
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does

not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

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