



## 43 Loughshore Courtyard, Jordanstown, Newtownabbey, BT37

~~075~~  
£279,950

- Spacious three story townhouse in the heart of Whiteabbey Village
- Lounge with engineered wood flooring
- Utility area/ Ground floor W/C
- Double glazing in uPVC frames/ Gas fired central heating
- Enclosed garden to rear
- 4 Bedrooms (2 with ensuite shower rooms)
- High gloss fitted kitchen open plan to casual dining area
- Modern first floor bathroom suite
- Burglar alarm system
- Off street parking to front

# 43 Loughshore Courtyard, Newtownabbey BT37 0ZS

Spacious three-storey townhouse located in the heart of Whiteabbey Village, offering flexible family accommodation in a highly convenient setting. This impressive home features four well-proportioned bedrooms, two with ensuite shower rooms, a bright lounge with engineered wood flooring, and a modern high gloss fitted kitchen open plan to a casual dining area. Additional benefits include a utility area, ground floor WC, stylish first floor bathroom suite, uPVC double glazing, and gas fired central heating. Externally, the property boasts an enclosed rear garden and off-street parking to the front. Ideally situated close to local shops, schools, restaurants, and scenic walks along the Loughshore, this property is perfect for modern family living. Viewing is recommended to appreciate the space and village location.



Council Tax Band: Northern Ireland



## Ground Floor

### Entrance Hall

Hardwood front door, ceramic tiled flooring

### Lounge

16'1 x 13'9

Engineered wood flooring, understairs storage, integrated sound system

### Kitchen

17'9 x 12'0

Range of high and low level high gloss units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap and vegetable sink, downlighters, integrated dishwasher, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, casual dining area, double glazing french doors to rear

### Rear Hall/ Utility Area

Range of high and low level units, round edge worksurfaces, plumbed for washing machine, gas fired boiler, wall tiling, ceramic tiled flooring, extractor fan

### W/C

Low flush W/C, pedestal wash hand basin, tiled splashback, ceramic tiled flooring, downlighters

## First Floor

### Landing

Shelved linen cupboard

### Bedroom (1)

12'9 x 10'4

Ethernet cabling, carpeted

### Ensuite Shower Room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan

### Bedroom (2)

8'11 x 6'5

Laminate wood flooring, ethernet cabling

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush W/C, wall tiling, ceramic tiled flooring, downlighters, extractor fan, chrome heated towel rail

### Bedroom (3)

11'11 x 9'10

Laminate wood flooring, ethernet cabling

## Second Floor

### Landing

Velux window, eaves storage

### Bedroom (4)

20'0 (at max) x 10'5 or 11'5

Plus built in double robe, laminate wood flooring, Velux window with view towards Belfast Lough, Eaves storage, access to roofspace, ethernet cabling

### Ensuite Shower Room

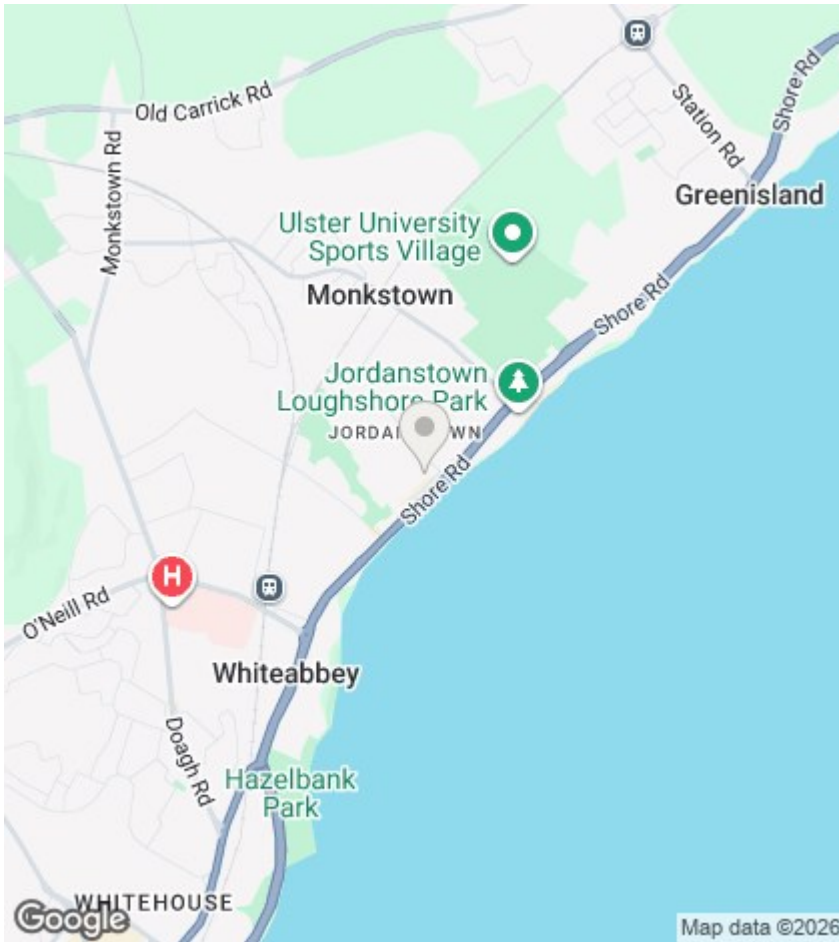
Glazed shower cubicle with thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, chrome heated towel rail, downlighters, extractor fan

### Outside

Off street parking to front

Garden to rear with artificial grass, decked area, paved patio area

uPVC fascia and rainwater goods, outside light and tap



## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(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	

