



17 Moreland Avenue, Newtownabbey, BT36 7RQ

Offers Over £249,950

- Extended detached villa in highly regarded area
- 2 Reception rooms
- White bathroom suite
- uPVC fascia and rainwater goods
- 4 Bedrooms (1 with ensuite shower room)
- Fitted kitchen with French doors to rear
- Double glazing in uPVC frames
- Garage

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This extended detached villa is located within a highly sought-after residential area and offers spacious accommodation ideal for family living. The property comprises four bedrooms, including a main bedroom with ensuite shower room, together with two welcoming reception rooms providing flexible living and dining space. The fitted kitchen is well appointed and enhanced by French doors opening to the rear garden, creating a bright and practical setting for everyday use. A stylish white bathroom suite adds to the home's appeal, while additional features include double glazing in uPVC frames, low-maintenance uPVC fascia and rainwater goods, and a garage for secure parking and storage. Offering a superb combination of space, comfort, and location, this excellent home is sure to appeal to a wide range of buyers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, cornicing, pine panelling, cloaks

Lounge

15'0 x 12'0

Laminate wood flooring, (into bay), tiled fireplace polished wood surround

Family Room

11'4 x 11'9

Laminate wood flooring, hole in wall fireplace, cornicing and picture rail

Inner hallway

Plumbed for washing machine, stairs to:

Kitchen

13'0 x 12'2

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, extractor fan, laminate wood flooring, display units, tiling, pine panelled ceiling, double doors to garden

Bedroom (1)

12'5 x 10'4

Laminate wood flooring, bay window

Ensuite Dressing/ Shower Room

Electric shower, shower screen. Separate low flush W/C, vanity unit sink

First Floor

Landing

Laminate wood flooring, access to roofspace

Bedroom (2)

15'0 (into bay) x 11'1

Cornicing, picture rail, view of Carnmoney Hill

Bedroom (3)

11'4 x 10'3

Cornicing, picture rail

Bedroom (4)

8'6 x 7'0

Laminate wood flooring

Bathroom

White suite, panelled bath with mixer tap, telephone hand shower, low flush W/C, pedestal wash hand basin, hot press with insulated copper cylinder, pine panelled ceiling, PVC wall panelling, extractor fan

Outside

Beautifully presented gardens.

Front in paving plants and shrubs

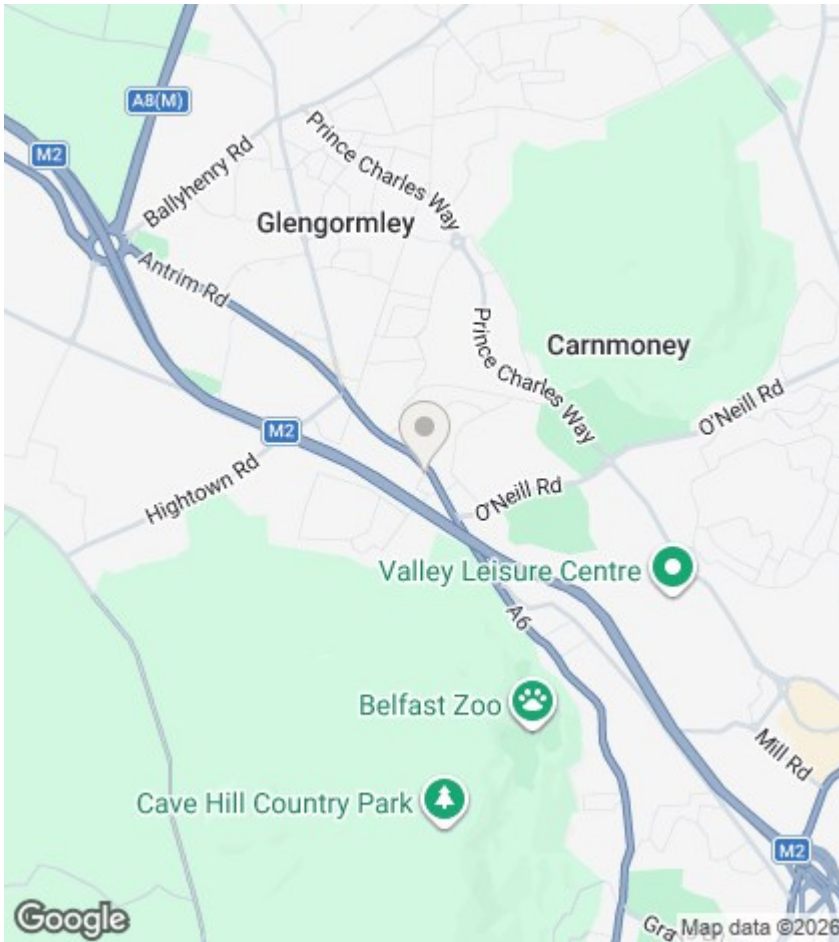
Driveway to side

Garden to rear in lawn with variety of plants, trees and shrubs, paved patio areas, outside light and tap, boiler house with oil fired boiler, oil storage tank

Garage

18'10 x 9'10

Light and power



Directions

Viewings

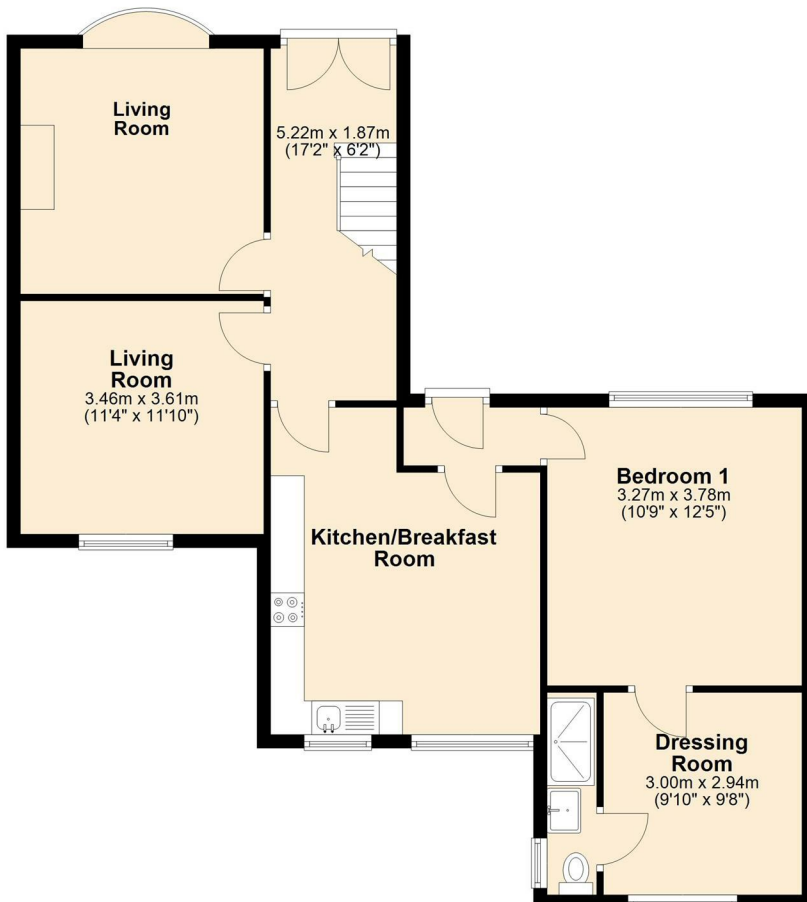
Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E	43		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Approx. 89.2 sq. metres (959.9 sq. feet)



Approx. 40.4 sq. metres (434.6 sq. feet)

