



## 14 Moyola Manor, Newtownabbey, BT36 5FD

£154,950

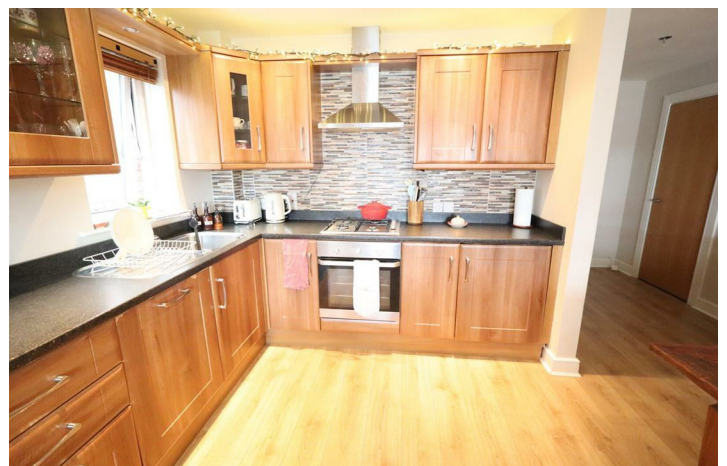
- Ground floor apartment in highly convenient residential development
- Master bedroom with ensuite shower room
- Shaker style fitted kitchen with appliances
- Double glazing in uPVC frames
- Car parking
- 2 Bedrooms
- Spacious lounge open plan to:
- Modern shower room
- Gas fired central heating

# 14 Moyola Manor, Newtownabbey BT36 5FD

Situated within a highly convenient residential development, this spacious ground floor apartment offers well-planned accommodation designed for modern, low-maintenance living. Ideally located close to a wide range of local amenities, the property is perfect for first-time buyers, downsizers, or investors alike. The accommodation comprises two well-proportioned bedrooms, including a generous master bedroom with a contemporary ensuite shower room. A bright and spacious lounge flows seamlessly into a stylish open-plan shaker-style fitted kitchen complete with integrated appliances, creating an ideal space for both relaxing and entertaining. A modern shower room further enhances the accommodation. Additional benefits include double glazing in uPVC frames, gas-fired central heating, and allocated car parking, ensuring year-round comfort and practicality. Combining a sought-after location with attractive, easy-to-maintain interiors, this apartment presents an excellent opportunity to enjoy comfortable and convenient living in a popular residential setting.



Council Tax Band: Northern Ireland



## **Entrance Hall**

Hardwood front door, laminate wood flooring

## **Storage cupboard / Utility Space**

Plumbed for washing machine, gas fired boiler, ceramic tiled flooring

## **Lounge/Kitchen**

21'1 x 14'11

Laminate wood flooring, downlighters, range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, glazed display units, built in stainless steel oven and hob, stainless steel extractor fan and canopy, integrated dishwasher, integrated fridge, integrated freezer, wall tiling, laminate wood flooring, casual dining area, storage cupboard

## **Bedroom (1)**

15'3 (at max into bay) x 9'2

Laminate wood flooring

## **Ensuite Shower Room**

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, fully tiled walls, mosaic tiled flooring, chrome heated towel rail, downlighters, extractor fan

## **Bedroom (2)**

13'4 x 7'8

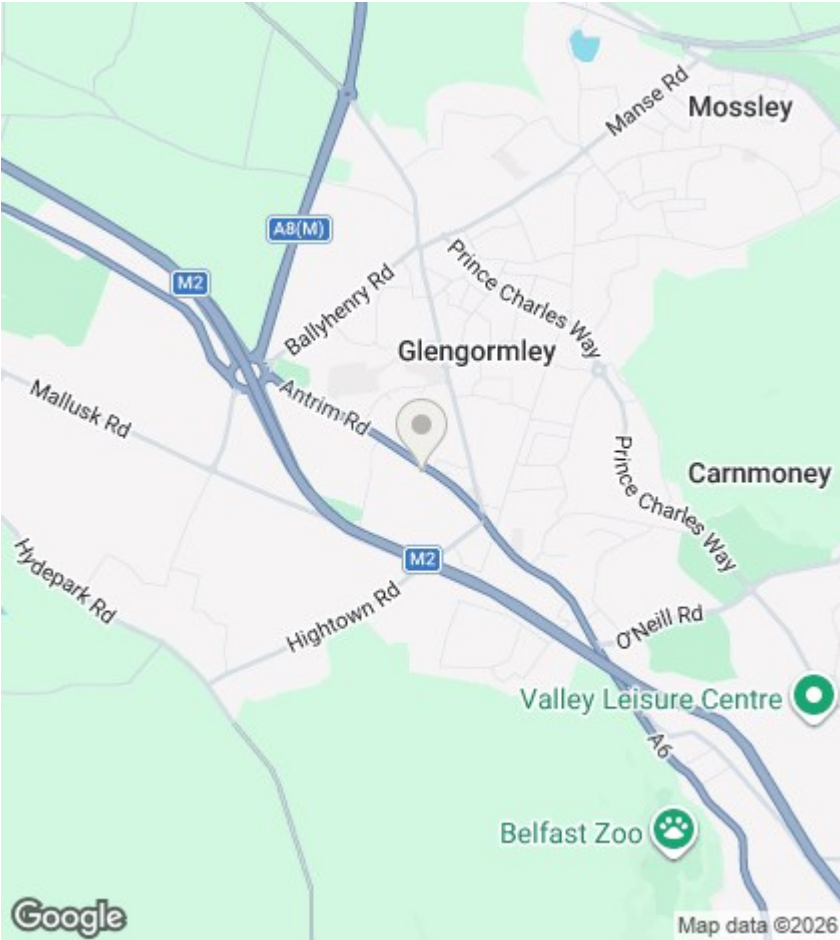
Laminate wood flooring

## **Shower Room**

Walk in shower area, glazed shower screen, thermostatic controlled shower, vanity unit sink, low flush W/C, fully tiled walls, mosaic tiled flooring, downlighters, extractor fan, chrome heated towel rail

## **Outside**

Car parking area



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 |           |