



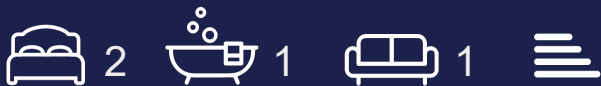
7 Kings Parade, Newtownabbey, BT37 0DL

£184,950

- Impressive semi detached bungalow in quiet cul de sac
- Spacious lounge with multi fuel stove
- Deluxe shower room
- Gas fired central heating
- Highest presentation throughout
- 2 Bedrooms (previously 3 bedrooms)
- Fitted kitchen with breakfast bar
- Double glazing in uPVC frames
- Enclosed garden to rear in lawn, paving & decking
- WiFi - camera system

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This stunning property has been refurbished in recent years and is presented to a meticulous standard throughout, offering stylish and contemporary accommodation ready for its next owners to move straight into. Every room has been thoughtfully updated and beautifully maintained, creating a home that combines comfort with modern living. Outside, the beautifully presented gardens provide the perfect space for relaxing, entertaining, or enjoying the outdoors, complementing the exceptional interior. Whether you're a first-time buyer, growing family, or looking to downsize without compromise, this impressive home is sure to appeal. Offering a superb finish both inside and out, this is a property that truly stands out from the crowd. An internal viewing is essential to fully appreciate everything this outstanding home has to offer.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door with glazed side panels, vertical radiator, laminate tile effect flooring, access to part floored roofspace with Velux window light and power

Lounge

16'1 x 12'5

Feature tiled chimney breast, slate hearth, multi fuel stove, laminate tiled effect flooring, wall panelling with lighting, downlighters, vertical radiators, dropped ceiling with recessed led downlighters

Kitchen

10'10 x 10'6

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, cooker point, stainless steel extractor fan and canopy, plumbed for washing machine, breakfast bar, wall tiling, laminate tiled effect flooring, panelled ceiling with downlighters, vertical radiator, larder storage, wine rack

Bedroom (1)

16'0 x 8'4 or 10'11

Laminate tiled effect flooring, vertical radiator, downlighters, wall panelling

Bedroom (2)

10'11 x 10'11

Including built in mirror sliderobes, laminate tiled effect flooring, downlighters, vertical radiator

Shower Room

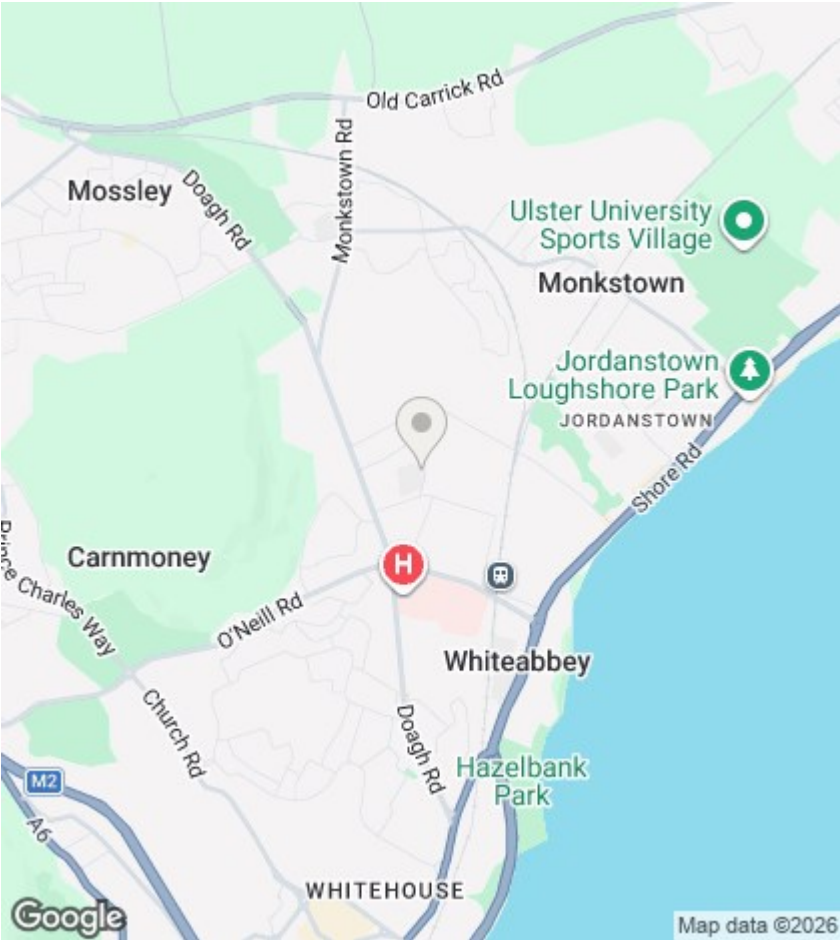
Glazed walk in shower cubicle with feature rainfall shower and separate handheld shower, low flush W/C, vanity unit sink, fully tiled walls, ceramic tiled flooring, panelled ceiling, downlighters, extractor fan, heated towel rail

Outside

Car parking to front

Enclosed garden to rear, in lawn, flowerbeds in sleepers and stones, plants and shrubs, paved patio area, raised decked with bamboo screening patio area.

uPVC fascia and rainwater goods, outside tap



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 	