

## 15 Tobarcooran Avenue, Newtownabbey, BT36 6EP



- Semi Detached
- 3 Bedrooms
- 1 Reception
- Modern Ground Floor Shower Room
- Popular Established Location
- Large Detached Garage
- PVC Double Glazed Windows And Fascias
- Oil Fired Central Heating
- Excellent First Time Buy
- Alarm System

**PRICE Offers Over £99,500**

*Positioned within a popular established residential location within walking distance to all local amenities. This 3 bedroom semi detached offers an excellent opportunity to purchase a home ideal for the first time buyer at a realistic price.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Ballymena  
3 Fenaghy Road  
BT42 1HW  
Tel: (028) 2565 5733

Glengormley  
18 Carmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Front door into:-

#### ENTRANCE HALL

#### LOUNGE 13'6" x 10'0"

#### REAR HALL

Access to understairs storage cupboard.

#### KITCHEN 10'6" x 8'1"

Equipped with a range of high and low level fitted units. Integrated oven with 4 ring hob. Single drainer sink unit. Part tiled walls. Tiled floor.

#### MODERN SHOWER ROOM

Comprising semi pedestal wash hand basin with mono block tap, button flush w.c and quarter rounded shower cubicle. Complementary wall tiling. Tiled floor.

### FIRST FLOOR

#### BEDROOM 1 11'3" x 10'6"

Three bay mirrored sliderobe.

#### BEDROOM 2 10'3" x 7'3"

#### BEDROOM 3 9'0" x 7'9"

Landing access to floored roof space. Excellent storage facility.

### OUTSIDE

Twin gates to driveway.

Neat well maintained garden to front in lawn.

Covered car port leading to:-

#### LARGE DETACHED GARAGE 18'1" x 12'3"

Roller shutter door. Power and light.

Private enclosed garden to rear in lawn.

Screened by perimeter fencing.

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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		
EU Directive 2002/91/EC		

### IMPORTANT NOTE TO ALL PURCHASERS:

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