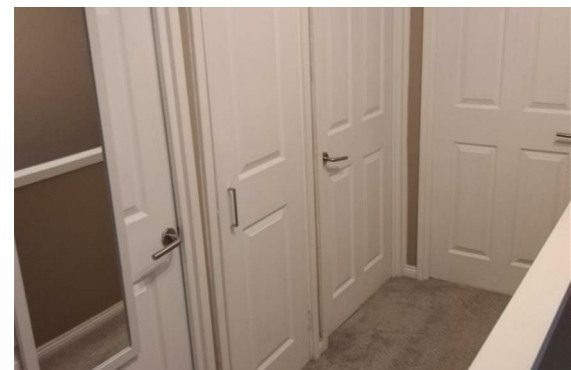# 49 Tulleevin Walk, Newtownabbey, BT36 6BP

- **Mid Townhouse**
- **3 Bedrooms**
- **1+ Reception**
- **Modern Kitchen With Dining Aspect**
- **Gas Central Heating**
- **Prime Elevated Site**
- **PVC Double Glazed Windows And Doors**
- **Open Aspect To Front**
- **Far Reaching Views**
- **Excellent First Time Buy**

PRICE Offers Over £89,950

Positioned on a prime elevated site enjoying far reaching views extending towards Cavehill. This well maintained townhouse will ideally suit the first time buyer searching for a home in a popular location with a modern 'Turnkey style feel' at a realistic price.

>Sales >New Homes >Commercial >Rentals >Mortgages

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door into:-

ENTRANCE HALL
Dark grey wood laminate flooring extending into:-

LOUNGE 12'1" x 14'4"
At max. Views extending towards Cavehill.

OPEN PLAN MODERN KITCHEN/ DINING 17'3" x 9'10"
Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Integrated oven with 4 ring hob. Overhead extractor fan housed in canopy with glass hood. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor. PVC double glazed rear door.

FIRST FLOOR

BEDROOM 1 11'0" x 11'8"
At max. Built in wardrobe. Enjoying far reaching views extending towards Cavehill.

BEDROOM 2 10'10" x 10'3"
Built in wardrobe.

BEDROOM 3 9'2" x 8'1"
Grey coloured laminate strip flooring. Enjoying far reaching views extending towards Cavehill.
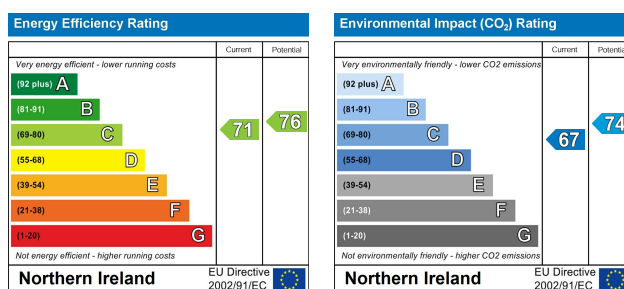
MODERN WHITE BATHROOM SUITE
Comprising button flush w.c, pedestal wash hand basin and panelled bath with electric shower unit. Fully tiled walls PVC panelled walls.

OUTSIDE
Neat well maintained garden to front in lawn. Screened by perimeter fence.
Private garden to rear screened by perimeter fence.
Paved patio. Laid in part lawn.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO2 emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

PRS Property Redress Scheme