



35 Loughshore Manor, Newtownabbey, BT37 9FD

- Semi Detached Villa
- Lounge; Wood Burning Stove
- Deluxe Bathroom With White Suite
- Utility Store; Furnished Cloakroom
- Gardens Front, Side and Rear
- Three Bedrooms; Master En Suite
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Double Driveway
- Convenient Location; Recently Constructed

Offers Over £189,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary white two piece suite comprising semi pedestal wash hand basin and WC. Splash back tiling to sink. Tiled floor.

LOUNGE 15'1" x 9'10"

Cast iron wood burning stove on granite hearth. Picture window to front elevation. Wood laminate floor covering. Glass panelled French doors leading to:



KITCHEN WITH INFORMAL DINING AREA widest points

Modern fitted kitchen with range of high and low level storage units and contrasting quartz effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor. Access to utility store. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with radiator. Access to roof space.

MASTER BEDROOM 11'7" x 10'1"

DELUXE EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising fully tiled oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

BEDROOM 2 10'7" x 10'1"

BEDROOM 3 7'10" x 7'2"

DELUXE BATHROOM

Contemporary, white three piece suite comprising panelled bath/shower, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Curved glass shower screen. Chrome towel radiator. Splash back tiling to walls. Tiled floor.

EXTERNAL

Double driveway finished in tarmac.
Front and side gardens finished in lawn.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery.
External lighting.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, recently constructed, three bedroom semi detached villa with fully enclosed rear garden, occupying a prime site within the well sought after and conveniently located Loughshore Manor development, situated off Shore Road, Newtownabbey. The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen with informal dining area, modern fitted kitchen with range of integrated appliances, utility store, three well proportioned first floor bedrooms, to include master with deluxe en suite shower room, and deluxe bathroom with contemporary three piece suite. Externally the property enjoys double driveway finished in tarmac, front and side gardens finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area and range of plants, trees and shrubbery. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing strongly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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