



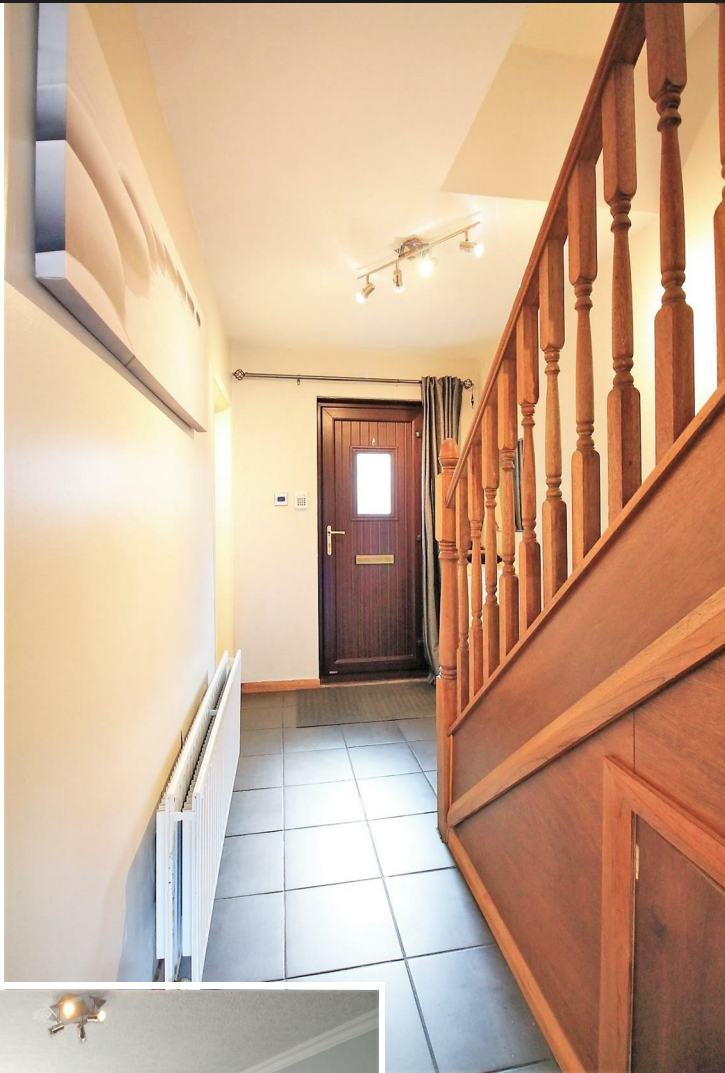
26 Kings Drive, Newtownabbey, BT37 0DG

- End Town House
- Lounge; Focal Point Fireplace
- Deluxe Fully Tiled Shower Room
- Private Driveway
- Views Towards Carnmoney Hill
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Convenient Location; Immaculately Presented

Offers Over £109,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

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

LOUNGE 12'9" x 11'8"

Focal point fireplace. Solid timber flooring. Picture window to front elevation.

KITCHEN 11'7" x 9'10"

Modern fitted kitchen with range of high and low level storage units in white high gloss door and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Hardwood double glazed door to rear garden.



FIRST FLOOR

LANDING

BEDROOM 1 widest points

Views towards Carnmoney Hill. Built in wardrobe. Built in store with gas fired central heating boiler.

BEDROOM 2 11'8" x 9'6"

BEDROOM 3 widest points

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Chrome towel radiator.

EXTERNAL

Private driveway finished in tarmac.

Entrance canopy.

Fully enclosed rear garden finished in lawn and paved patio area.

Store.

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, three bedroom, end town house property with private driveway and fully enclosed rear garden, located within the popular and conveniently positioned Fernagh area of Newtownabbey. The property comprises entrance hall, lounge with focal point fireplace, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe fully tiled shower room with contemporary, white three piece suite. Externally the property enjoys private driveway finished in tarmac, and fully enclosed rear garden finished in lawn and paved patio area. Other attributes include gas fired central heating, PVC double glazing and views towards Carnmoney Hill. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(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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