

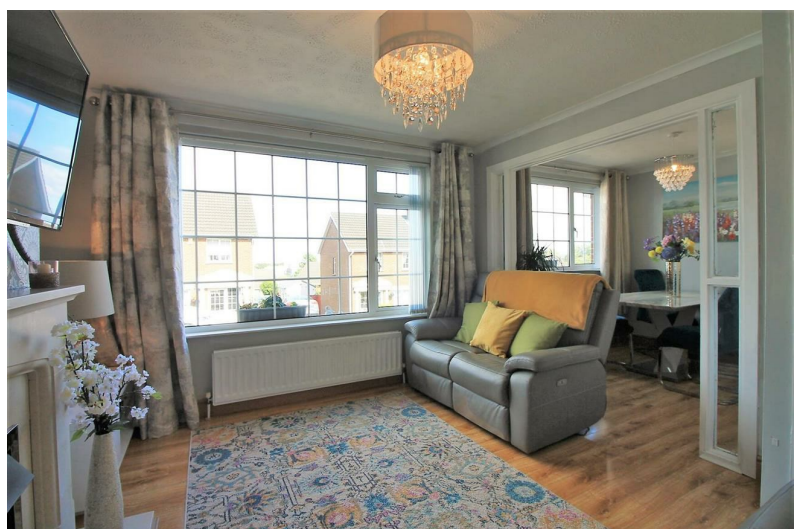
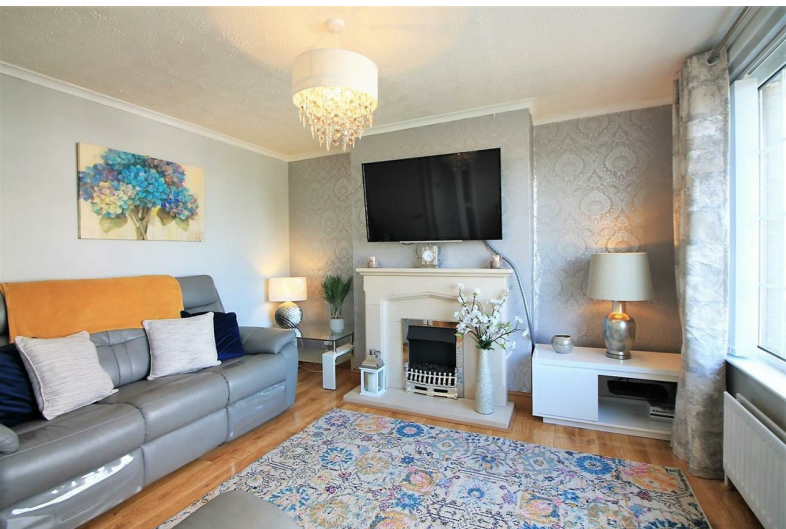


30 Cherrylands, Newtownabbey, BT36 6AU

- Semi Detached Chalet Bungalow
- Lounge; Open Arch To Dining Room
- Fully Tiled Bathroom With White Suite
- Private Driveway Finished In Tarmac
- Low Maintenance Gardens Front and Rear
- Two Well Proportioned Bedrooms
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Attached Garage
- Convenient Location; Immaculately Presented

Offers Over £134,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE widest points

Open fire in granite fireplace with matching hearth and surround. Wood laminate floor covering. Open arch leading to:

DINING ROOM 8'2" x 8'2"

Wood laminate floor covering.



KITCHEN 9'10" x 7'4"

Luxury fitted kitchen with range of high and low level storage units in solid oak door and contrasting solid granite work surface. Inlaid stainless steel sink unit. Integrated gas hob with granite splash back and extractor hood over. Integrated double oven, fridge and dishwasher. Plumbed for automatic washing machine. Granite upstands to walls. Tiled floor. PVC double glazed door to rear garden.

BEDROOM 1 11'1" x 9'8"

Built in wardrobe. Wood laminate floor covering.

FULLY TILED BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath.

FIRST FLOOR

LANDING

Access to under eaves storage.

BEDROOM 2 13'1" x 9'10"

Access to under eaves storage. Walk in wardrobe.

EXTERNAL

Low maintenance paved front garden.
Private driveway finished in tarmac.
PVC soffits, fascia and rainwater goods.
Fully enclosed, tiered rear garden finished in paving and shrubs.
Solar panels (owned).
External lighting.
Outside tap.

ATTACHED GARAGE 14'10" x 11'2"

PVC coated roller shutter door. Separate service door to rear garden. Power and light.

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, two bedroom / two reception, semi detached chalet bungalow with attached garage, situated within a popular residential development, conveniently located off the Doagh Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, open arch leading to dining room, luxury fitted kitchen with range of high and low level storage units in solid oak door and contrasting solid granite work surface, two well proportioned bedrooms, and fully tiled bathroom with white three piece suite. Externally the property enjoys private driveway finished in tarmac, attached garage, low maintenance paved front garden, and fully enclosed, tiered rear garden finished in paving and shrubs. Other attributes include gas fired central heating, PVC double glazing, solar panels (owned), and convenient location. 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	58	67
(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 and 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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