

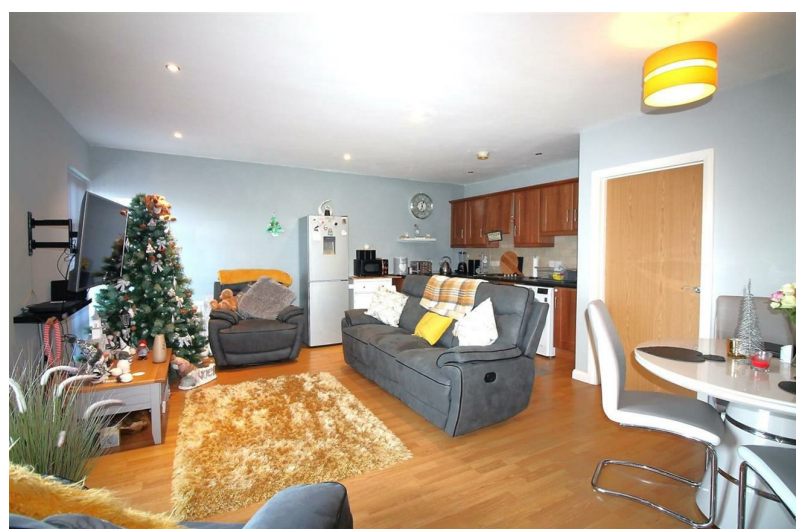


5B Kings Gardens, Newtownabbey, BT37 0DW

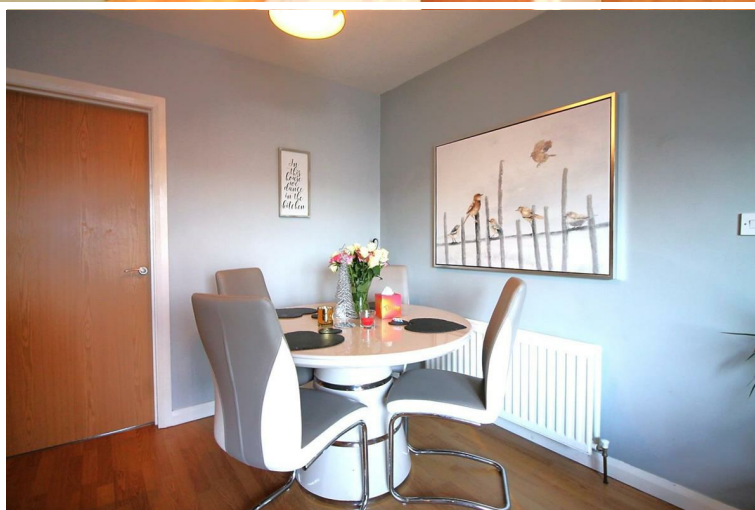
- Own Door First Floor Apartment
- Open Plan Living / Kitchen / Dining
- Bathroom With Three Piece Suite
- Private Driveway Finished In Tarmac
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Rear Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £84,950

EPC Rating C







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### PRIVATE ENTRANCE HALL

Hardwood front door. Tiled floor. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

#### LANDING

Access to:

### OPEN PLAN LIVING / DINING / KITCHEN

#### 19'1" x 17'6" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Splash back tiling to walls. Wood laminate floor covering. Hardwood, double glazed, French doors to Juliet style balcony.



## REAR HALL

**BEDROOM 1 12'5" x 9'11"**

**BEDROOM 2 8'8" x 8'1"**

Wood laminate floor covering.

## BATHROOM

White three piece suite comprising tile panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

## EXTERNAL

Private driveway finished in tarmac.

External lighting.

Private rear garden.

## 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.





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*Immaculately presented, own door, first floor apartment with private driveway and private rear garden, located within the popular and conveniently positioned Fernagh area of Newtownabbey. The property comprises entrance hall with stairwell leading to first floor landing, open plan lounge through kitchen with informal dining area, modern fitted kitchen, two well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys private driveway finished in tarmac and private rear garden. Other attributes include gas fired central heating, PVC double glazing 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) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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