



26e West Crescent, Newtownabbey, BT37 9DX

- Third Floor Apartment
- Lounge
- Bathroom With Three Piece Suite
- Communal Gardens And Parking
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing (Bar One Window)
- Views Towards Cave Hill And Carnmoney Hill
- Ideal First Time Buy / Buy To Let Investment

Offers Over £69,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

PRIVATE ENTRANCE HALL

Composite double glazed front door. Access to shelved store with radiator. Access to roof space.

LOUNGE 11'1" x 10'10"

Views towards Cave Hill.



KITCHEN WITH INFORMAL DINING AREA 11'10" x 8'0"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Views towards Carnmoney Hill. Cooker point. Space for fridge freezer. Plumbed for automatic washing machine. Gas fired central heating boiler.

BEDROOM 1 12'1" x 10'9"

Views towards Cave Hill. Built in wardrobe/store.

BEDROOM 2 10'9" x 8'3"

Composite double glazed door leading to private balcony area. views towards Carnmoney Hill.

BATHROOM

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

EXTERNAL

Communal gardens and parking area.

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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GRAHAM
RESIDENTIAL**
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**CRAWFORD
MULHOLLAND**
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William Fullerton, mortgage advisor with Crawford
Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

Your property may be repossessed if you fail to keep up repayments on your mortgage.



Well presented, two bedroom, third floor apartment with access to communal gardens and communal parking area, enjoying views towards Cave Hill and Carnmoney Hill, conveniently located within the popular Rathcoole area of Newtownabbey. The property comprises communal entrance hall with intercom entry system, private entrance hall, lounge, kitchen with informal dining area, two well proportioned bedrooms, and bathroom with white three piece suite. Externally the property enjoys communal gardens and communal parking area. Other attributes include gas fired central heating and PVC double glazing (bar one window). 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	76	76
(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 and 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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