



3 Craigarogan Road, Newtownabbey, BT36 4RA

- Mid Terrace
- Lounge; Open Fire
- Bathroom With Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Solid Fuel Central Heating
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To let Investment

Offers Over £54,950

EPC Rating E



3 Craigarogan Road, Newtownabbey, BT36 4RA



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Glass panelled door leading to:

#### LOUNGE 13'1" x 10'9"

Open fire in tiled fireplace. Glass panelled door leading to:

#### KITCHEN WITH INFORMAL DINING AREA 13'8" x 8'7"

Fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Splash back tiling to walls. Access to store. PVC double glazed door leading to rear garden.



## FIRST FLOOR

### LANDING

Access to roof space.

**BEDROOM 1 15'1" x 8'3" (wps)**

**BEDROOM 2 13'8" x 6'9" (wps)**

### BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splash back tiling to walls.

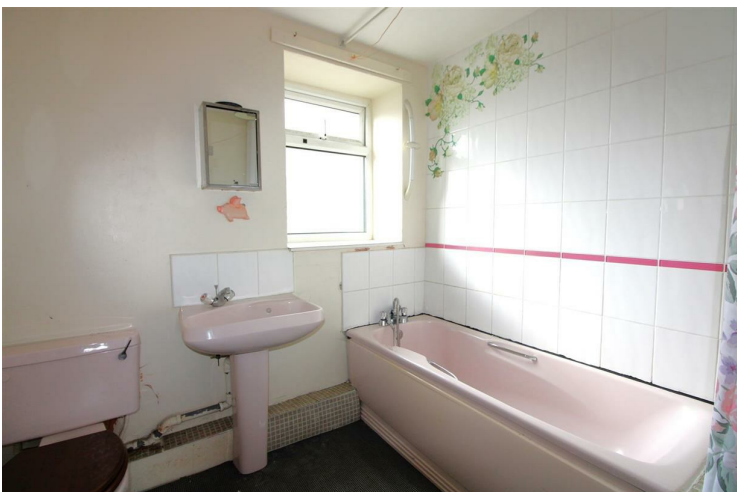
### EXTERNAL

Fully enclosed rear garden.

External lighting.

## 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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*Two bedroom, mid terrace property with fully enclosed rear garden, located on the conveniently positioned Craigarogan Road, situated off the Mallusk Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, two well proportioned first floor bedrooms, and bathroom with three piece suite. Externally the property enjoys fully enclosed rear garden. Other attributes include solid fuel central heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment. 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	46
(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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