



ULSTER PROPERTY SALES

**UPS**

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
C+	F+

Northern Ireland  
EU Directive  
2002/91/EC

**3 Abbey View, BT30 6AS**

**Offers Around £99,950**



### 3 Abbey View, BT30 6AS

This two bedroom mid terrace is situated in a central location within walking distance to shops, schools and amenities. The property comprises lounge through to kitchen with access to the rear. First floor is two bedrooms and bathroom.



## Entrance Hall

Tiled floor.

## Living Room

**19'08 x 9'10**

Laminated wooden flooring. Under stairs storage. Fireplace with feature inset and mahogany surround.

## Kitchen

**8'08 x 7'06**

High and low level units with sink unit. Integrated oven and hob. Tiled floor. Tiled at splashback. Door to rear.

## First Floor

Hotpress.

## Master Bedroom

**11'06 x 9'11**

Front facing. Laminated wooden floor. Built in robes.

## Bedroom Two

**8'08 x 7'08**

Rear facing. Laminated wooden floor.

## Bathroom

Corner bath with mixer tap and shower attachment. Low flush w.c., pedestal wash hand basin. Tiled floor. Tiled at splashback.

## Outside

Enclosed rear yard. Shared access to the rear for bins. Raised garden to the back.











Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

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**UPS**

12 English Street  
Downpatrick  
BT30 6AB

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515