



## 18 Friars Wood, Newtownabbey, BT37 9RJ

- Own Door, Ground Floor Apartment
- Lounge
- Bathroom; En Suite Shower Room
- Communal Gardens
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Parking
- Ideal First Time Buy / Buy To Let

Offers Over £114,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor.

#### LOUNGE 12'9" x 12'4"

Wood laminate floor covering. PVC double glazed doors to communal garden. Open through to:





## **KITCHEN WITH INFORMAL DINING AREA 15'6" x 7'10" (wps)**

Modern 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. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler, housed within matching unit. Splashback tiling to walls. Dual aspect windows. Tiled floor.

## **PRINCIPAL BEDROOM 14'0" x 10'5" (wps)**

Dual aspect windows.

## **EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising panelled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head.

## **BEDROOM 2 10'7" x 7'4"**

Built in wardrobe.

## **BATHROOM**

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Part tiling to walls.

## **EXTERNAL**

Communal garden finished in lawn and range of plants, trees and shrubbery.

Communal parking to rear.

## **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, own door, ground floor apartment, located within a select development off Doagh Road, Newtownabbey. The property comprises private entrance hall, lounge, kitchen with informal dining area, two well-proportioned bedrooms, to include principal en suite, and family bathroom with white three piece suite. Externally, the property enjoys communal gardens and parking. Other attributes include gas 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>		
(69-80) <b>C</b>	<b>76</b>	<b>79</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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