



2B Clonmore Walk, Newtownabbey, BT37 9EA

- 'Own Door' Ground Floor Apartment
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- One Double Bedroom
- Kitchen With Informal Dining Area
- Gas Heating
- Private Front Garden
- Ideal First Time Buy / Buy To Let

Offers Over £64,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Access to walk in cloakroom/store.

LOUNGE 12'7" x 12'0"

KITCHEN WITH INFORMAL DINING AREA 12'4" x 7'8"

Fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, ceramic hob. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Fitted breakfast bar area. Splashback tiling to walls. Tiled floor. Gas fired central heating boiler. Hardwood, glass panelled door to rear yard.



BEDROOM 15'1" x 12'4" (wps)

Wood laminate floor covering.

DELUXE SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. Tile effect panelling to walls. Tiled floor.

EXTERNAL

Private front garden, finished in lawn.

Tiled entrance canopy.

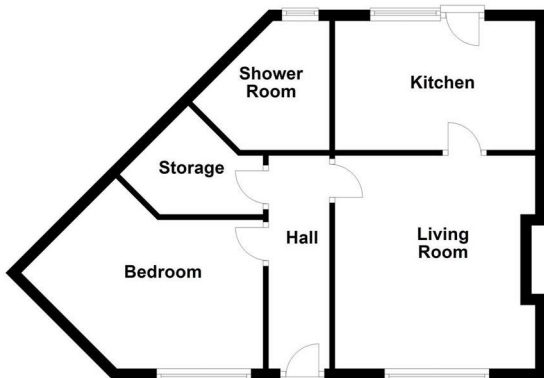
Communal yard area to rear with private garden store.

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.



Ground Floor



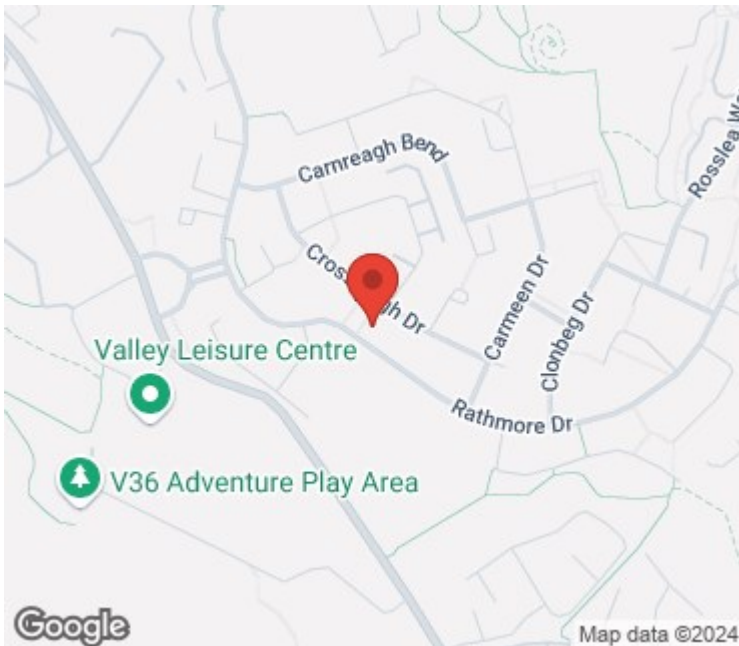
This plan is for illustrative purposes only.
Plan produced using PlanUp.

2B Clonmore Walk, Newtownabbey

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Well presented, own-door, ground floor apartment, conveniently located within the Rathcoole area of Newtownabbey. The property comprises entrance hall, walk in cloakroom/store, lounge, kitchen with informal dining area, bedroom and deluxe shower room. Externally, the property enjoys private garden to front, and communal yard to rear. Other attributes include gas heating and PVC double glazing. 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) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(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 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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