

## 35A KINGS AVENUE

Newtownabbey BT37

ODD

- End Terrace
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- White Bathroom Suite
- PVC Double Glazing
- Oil Heating
- Cul De Sac Position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

**Offers Around £109,950**



# 35A Kings Avenue

, Newtownabbey, BT37 0DD



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, radiator, under stairs storage

#### LOUNGE

12'2" x 10'4" (3.71m" x 3.15m")

Feature marble fireplace, granite hearth, radiator, open to dining room

#### DINING ROOM

9'0" x 7'0" (2.74m" x 2.13m")

Radiator, pvc double glazed door to rear

#### KITCHEN

11'5" x 9'0" (3.48m" x 2.74m")

High and low level units, formica worktop, basin and half stainless steel sink unit, built in stainless steel oven, hob, extractor fan, fridge / freezer space, plumbed for washing machine, breakfast bar, partly tiled walls, radiator, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

12'1" x 8'11" at widest (3.68m" x 2.72m" at widest )

Hotpress, radiator

#### BEDROOM 2

11'9" x 10'6" at widest (3.58m" x 3.20m" at widest )

Radiator

#### BEDROOM 3

7'3" x 6'4" (2.21m" x 1.93m" )

Built in wardrobe, radiator

#### BATHROOM

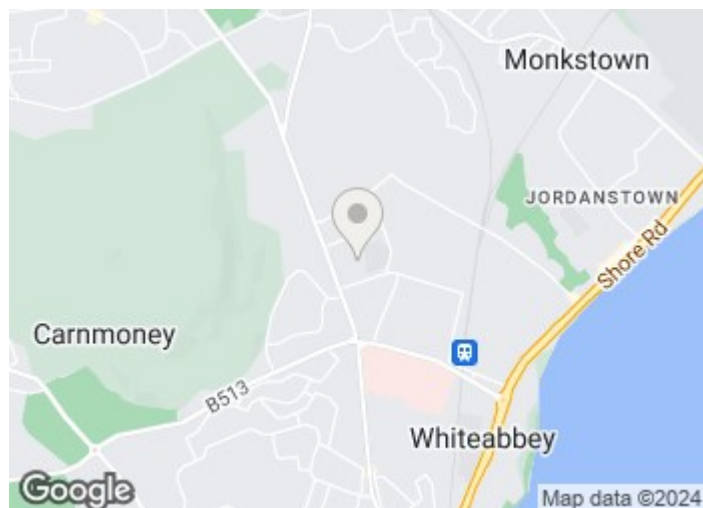
White suite comprising panelled bath, electric shower above, pedestal wash hand basin, low flush wc, partly tiled walls, radiator

### OUTSIDE

Pebbled garden to front

Fully enclosed paved and pebbled garden to rear

Boiler house and oil tank to side



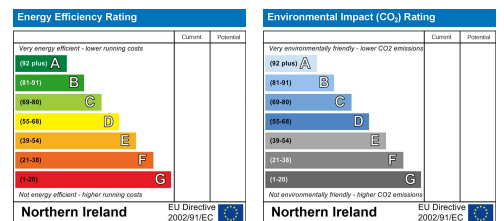
## Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORETSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark