

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		72	79
England, Scotland & Wales		EU Directive 2002/91/EC	

24e Cloyne Crescent,
Newtownabbey, County Antrim,
BT37 0HH

Asking Price: £64,950

 **Reeds Rains**

reedsrains.co.uk

Cloyne Crescent, Newtownabbey, County Antrim, BT37

Asking Price: £64,950 To be advised

Council Tax Band:

EPC Rating: C

Viewing Strictly By Appointment!

Description

An upper floor apartment located in the Monkstown area of Newtownabbey. This first floor accommodation offers spacious lounge, kitchen, two good bedrooms and bathroom. Further benefits include gas heating and double glazing. An ideal first time buyer opportunity or buy to let investment with rental yield of Approx £7000pa.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Communal Entrance Hall

Intercom system. Stairs to first floor landing.

Stairs To First Floor Landing

Hallway

Lounge

21'5" x 10' (6.53m x 3.05m)

Spacious lounge and ample casual dining space.

Kitchen

10'7" x 7'8" (3.23m x 2.34m)

Full range of high and low level units, matching work tops, built-in under oven, 4 ring gas hob, tiled flooring. Plumbed for kitchen appliances.

Bedroom One

14'6" x 8'8" (4.42m x 2.64m)

Bedroom Two

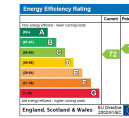
10'6" x 6'5" (3.2m x 1.96m)

Bathroom

White suite comprising panelled bath with shower unit, low level w.c., pedestal wash hand basin, fully tiled walls.

Externally

Forecourt parking to the front of the property.



For full EPC please contact the branch.