

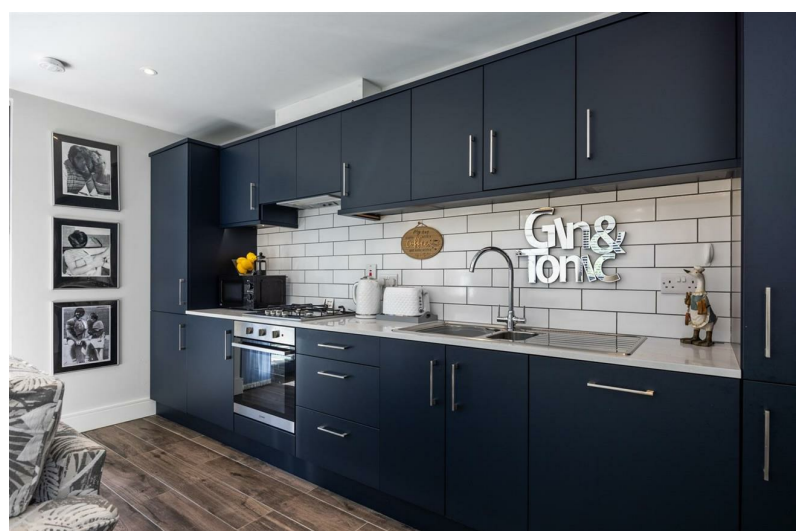


## 'The Lilian', 58 Loughshore Manor, Newtownabbey, BT37 9FD

- Luxury, First Floor Apartment
- Open Plan Kitchen / Living / Dining Room
- Deluxe Bathroom; En Suite Shower Room
- Private Balcony
- Communal Gardens
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen; Utility Store
- Gas Heating; PVC Double Glazing
- Lift Access
- Allocated Parking Space; Communal Guest Parking

Offers Over £179,950

EPC Rating B



58 Loughshore Manor, Newtownabbey, BT37 9FD



## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom entry system. Lift and stair access to upper floors.

### PRIVATE ENTRANCE HALL

Tiled floor. Access to shelved store. Double doors accessing utility store.



## **OPEN PLAN KITCHEN / LIVING / DINING ROOM 18'4" x 14'10"**

Modern fitted kitchen with range of high and low level storage units with contrasting, stone effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed, sliding patio doors leading to private balcony area.

## **PRINCIPAL BEDROOM 13'5" x 13'4" (wps)**

Picture window to front elevation, enjoying view over open green. Sliding door leading to:

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **BEDROOM 2 13'3" x 9'11"**

Dual aspect, feature corner window.

## **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, floating vanity unit and WC. Glass shower screen over bath. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

## **EXTERNAL**

Communal gardens.  
Allocated parking space.  
Communal guest parking.  
Bin enclosure.

## **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, spacious, two bedroom, first floor apartment, situated within the highly sought after and recently constructed, Loughshore Manor development, Shore Road, Newtownabbey. The property comprises communal entrance hall, with lift and stair access to upper floors, private entrance hall with built in store and separate utility store, open plan kitchen / living / dining room with modern fitted kitchen and access to private balcony, two well proportioned double bedrooms, to include principal en suite, and separate deluxe family bathroom. Externally, the property enjoys communal gardens, allocated parking, and communal guest overflow parking. Other attributes include gas heating, PVC double glazing, and convenient location. 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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

