

## 22 The Poplars Park Road, Newtownabbey, BT36 4QP

**Offers Over  
£194,950**

We are delighted to offer for sale this attractive and spacious semi detached villa which is located in a very popular development just off the Park Road, Mallusk and will appeal to the growing family.

Inside the accommodation comprises; tiled entrance hall with furnished cloakroom, large lounge / dining with attractive fireplace, solid wood flooring and double glazed double doors to rear and access to a fitted kitchen / diner with built in oven & hob, integrated appliances and a separate utility room with access to garage.

Upstairs there are three bedrooms, master ensuite and a separate family bathroom with modern white suite.

Other benefits include double glazing and gas heating .

Outside there is a driveway leading to an integral garage and a garden to rear in lawn with paved patio area.

Early viewing recommended !!

# 22 The Poplars

Park Road, Newtownabbey, BT36 4QP



- Semi Detached Villa
- Fitted Kitchen / Diner
- Double Glazing / Gas
- 3 Bedrooms Master Ensuite
- Utility & Downstairs WC
- Integral Garage
- Large Lounge / Dining
- White Bathroom Suite

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed front door, chinese slate flooring, radiator, under stairs storage

#### FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, radiator, chinese slate flooring

#### LOUNGE / DINING

23'0" x 12'0" (7.01m" x 3.66m")

Attractive fireplace, granite inset, piped for gas fire, solid wood flooring, two radiators, wooden double glazed double doors to rear

#### KITCHEN / DINER

15'4" x 9'7" (4.67m" x 2.92m")

Range of high and low level units, formica worktop, stainless steel single drainer sink unit, built in stainless steel oven, stainless steel gas hob, stainless steel extractor fan, integrated fridge / freezer & dishwasher,

partly tiled walls, chinese slate flooring, radiator, double glazed side door, velux window

#### UTILITY ROOM

12'6" x 7'0" (3.81m" x 2.13m")

Matching unit, worktop, stainless steel single drainer sink unit, plumbed for washing machine, tumble dryer space, partly tiled walls, chinese slate flooring, radiator, access to garage

#### FIRST FLOOR

#### LANDING

Storage cupboard, access to roofspace

#### BEDROOM 1

18'3" x 16'11" at widest (5.56m" x 5.16m" at widest )

Built in mirror sliding robes, radiator

#### ENSUITE

Pvc panelled shower cubicle. Redrind shower, pedestal wash hand basin, low flush wc, tiled floor, radiator

#### BEDROOM 2

11'9" x 9'7" (3.58m" x 2.92m")

Radiator

#### BEDROOM 3

10'6" x 9'6" (3.20m" x 2.90m")

Radiator

#### BATHROOM

White suite comprising bath, shower attachment, pedestal wash hand basin, low flush wc, partly tiled walls, tiled floor, radiator, velux window

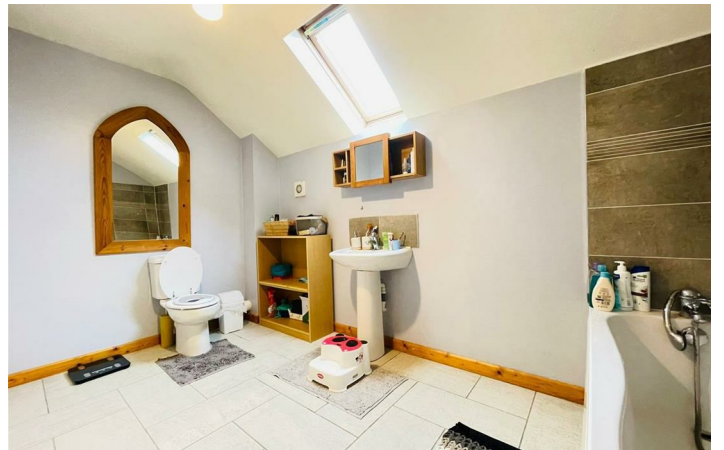
#### OUTSIDE

Pebbled driveway leading to integral garage, roller shutter door, light, power, gas boiler  
Garden to front in lawn with paved patio area  
Garden to rear in lawn with paved patio area



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>75</b>	<b>76</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	





**\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\***

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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