



## 21 Harmin Park

Newtownabbey, BT36 7UR

Offers Around £129,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

#### LOUNGE

10'10 x 9'9 (3.30m x 2.97m)

widest points. Wood laminate floor covering.

#### KITCHEN WITH INFORMAL DINING AREA

16'2 x 8'8 (4.93m x 2.64m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated appliances to include eye level grill and oven, dishwasher, fridge freezer and 4 ring electric hob with extractor fan over. Stainless steel sink unit. Part tiled walls and tiled floor. PVC double glazed French doors to rear garden.

### FIRST FLOOR

#### LANDING

Stairwell to floored roof space.

#### BEDROOM 1

10'11 x 9'3 (3.33m x 2.82m)

Wood laminate floor covering.

#### BEDROOM 2

9'1 x 8'9 (2.77m x 2.67m)

Wood laminate floor covering.

### FAMILY BATHROOM

Modern fitted three piece suite comprising 'P' shaped panelled bath, wash hand basin and WC. Access to shelved store. Chrome towel radiator. Fully tiled walls and tiled floor.

### SECOND FLOOR

#### FULLY FLOORED ROOF SPACE

15'6 x 9'2 (4.72m x 2.79m)

Access to eaves storage. Velux window.

### EXTERNAL

Expansive driveway to front and side in brick paviour. Generous south facing rear garden in lawn with brick paviour patio area and separate raised timber decking area.

Access to outside store.

Outside tap, plug sockets and lighting.

Solar panels to garage roof.

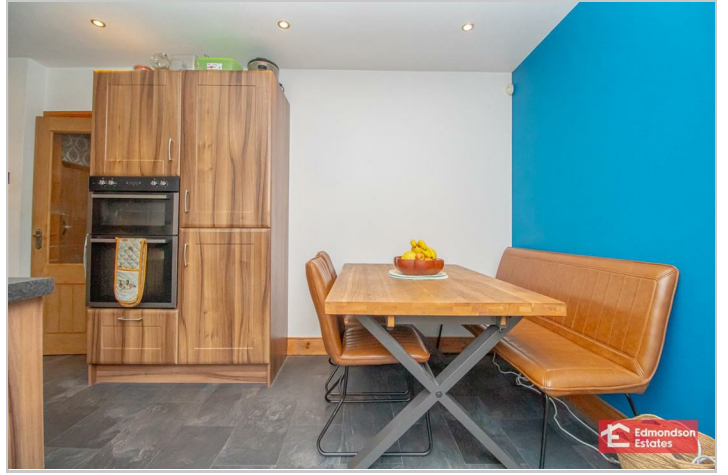
Timber Garden Room (13'9 x 9'11) with power and light.

### DETACHED GARAGE

15'6 x 9'7 (4.72m x 2.92m)

Roller shutter door. Oil fired central heating boiler. Space for low level appliances. Power and light.







## Road Map



## Hybrid Map

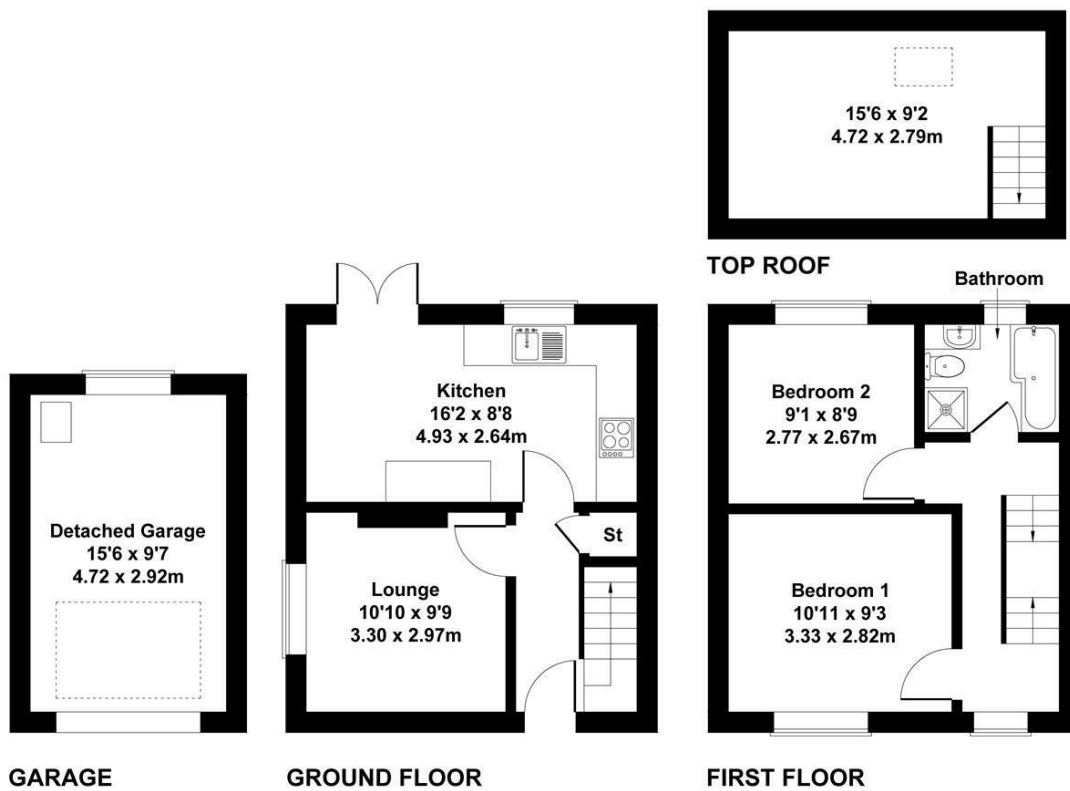


## Terrain Map



## Floor Plan

### 21 Harmin Park

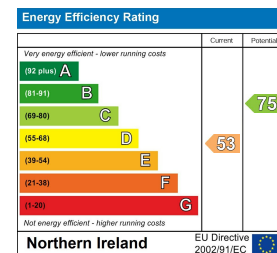


Not to Scale. Produced by The Plan Portal 2024  
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## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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