

## 31 KINGS CRESCENT

Doagh Road  
Newtownabbey BT37

- Semi Detached Bungalow
- 4 Bedrooms
- Large Lounge
- Fitted Kitchen & Rear Porch
- Shower / Wet Room
- PVC Double Glazing / Gas
- Detached Garage
- Popular Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £159,950**

# 31 Kings Crescent

Doagh Road, Newtownabbey, BT37 0DH



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

Pvc double glazed front door, tiled floor

#### ENTRANCE HALL

Pvc double glazed door, tiled floor, radiator

#### LOUNGE

16'2" x 12'6" (4.93m" x 3.81m")  
Attractive tiled fireplace, radiator

#### KITCHEN / DINER

12'7" x 10'11" (3.84m" x 3.33m")  
Range of high and low level units, formica worktop, basin 1/2 sink unit, cooker space, extractor fan, fridge / freezer space, partly tiled walls, radiator

#### REAR PORCH

6'11" x 6'0" (2.11m" x 1.83m")  
Pvc double glazed back door

### BEDROOM 1

10'11" x 10'11" at widest (3.33m" x 3.33m" at widest )  
Built in mirror sliding robes, tiled floor, radiator

### BEDROOM 2

Tiled floor, radiator

### SHOWER ROOM / WET ROOM

Walk in shower area, Mira shower, glass screen, corner pedestal wash hand basin, low flush wc, fully pvc panelled walls, tiled floor, chrome heated towel radiator

### FIRST FLOOR

#### LANDING

Access to partial bathroom, low flush wc, wash hand basin, velux window

### BEDROOM 3

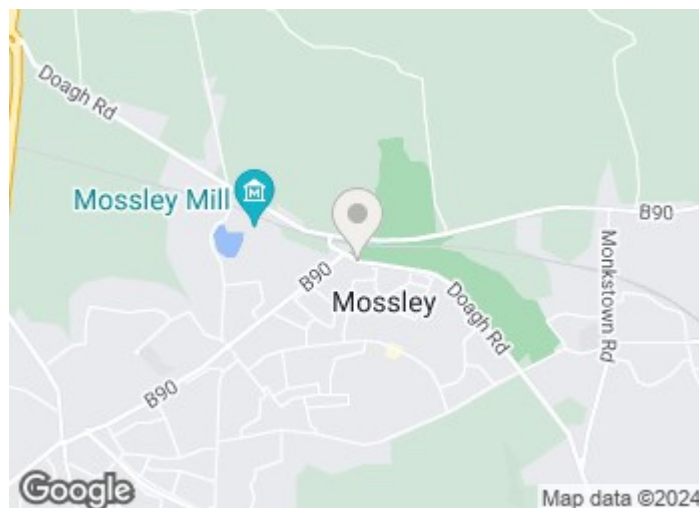
11'5" x 10'9" (3.48m" x 3.28m")  
Radiator, velux window, storage cupboard

### BEDROOM 4

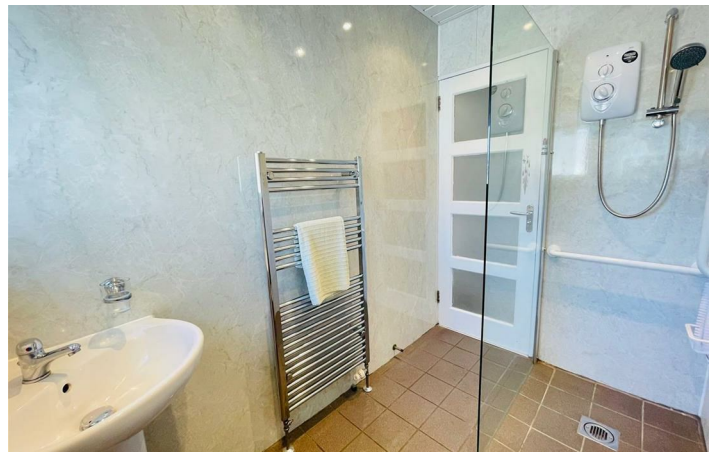
9'1" x 8'5" (2.77m" x 2.57m")  
Built in wardrobes, radiator

### OUTSIDE

Paved driveway leading to detached garage, electric roller shutter door, light & power  
Pebbled garden to front with shrubs  
Fully enclosed paved garden to rear with shed and greenhouse  
Outhouse with gas boiler

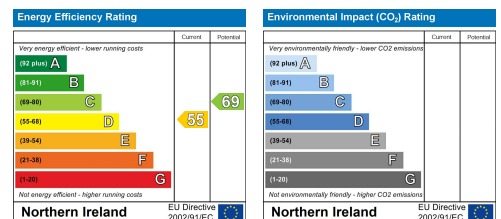


## Directions



# Floor Plan

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