

## 3 HIGHTOWN PARK

Hightown Road  
Newtownabbey BT36

- Semi Detached Villa
- 5 Bedrooms
- Lounge
- Luxury Kitchen / Diner
- Luxury White Bathroom
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
Northern Ireland			EU Directive 2002/91/EC

**Offers Around £214,950**

# 3 Hightown Park

Hightown Road, Newtownabbey, BT36 7TW



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, storage cupboard with gas boiler

#### LOUNGE

13'9" x 11'9" (4.19m" x 3.58m")

Hole in wall style fireplace with wood burning stove, wood laminate flooring, radiator

#### KITCHEN / DINER

17'4" x 11'9" (5.28m" x 3.58m")

Modern range of high and low level units, quartz worktop, Belfast style sink, built in double oven, gas hob, stainless steel extractor fan, fridge / freezer space, plumbed for washing machine, integrated dishwasher, tiled floor,

breakfast bar, radiator, pvc double glazed stable door to rear

#### BEDROOM 1

11'4" x 10'5" (3.45m" x 3.18m")

Wood laminate flooring, radiator

#### BEDROOM 2

11'4" x 6'11" at widest (3.45m" x 2.11m" at widest )

Modern range of built in wardrobes, radiator

#### BEDROOM 3

9'5" x 9'0" (2.87m" x 2.74m")

Wood laminate flooring, radiator, built in wardrobe

#### BATHROOM

Modern white suite comprising panelled bath, thermostatic shower above, screen, semi pedestal wash hand basin, low flush wc, fully tiled walls, tiled floor, chrome heated towel radiator

## FIRST FLOOR

### LANDING

#### BEDROOM 4

13'9" x 9'1" at widest (4.19m" x 2.77m" at widest)

Wood laminate flooring, radiator, velux window

#### BEDROOM 5

14'0" x 12'3" at widest (4.27m" x 3.73m" at widest )

Wood laminate flooring, velux window, built in wardrobe

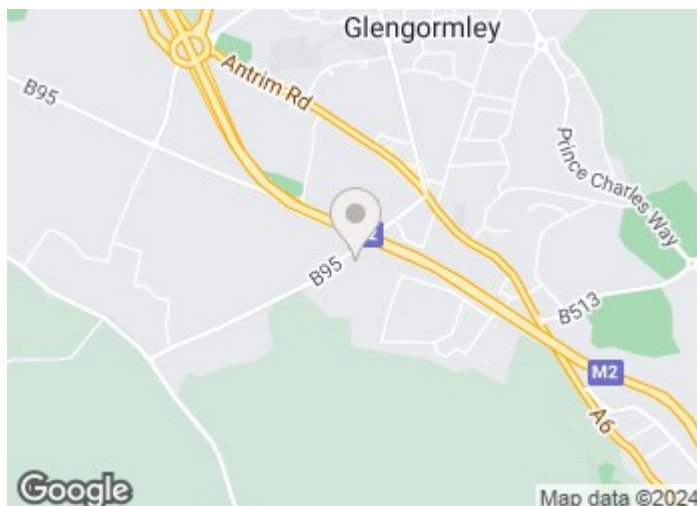
### OUTSIDE

Tarmac driveway at rear

Gardens to front and side in lawn

Garden to rear in artificial grass with feature decking areas and sheds

PVC fascia and guttering



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



Keith Larmour trading under licence as Ulster Property Sales (Glengormley)  
©Ulster Property Sales is a Registered Trademark