



31 Loral Park, Newtownabbey, BT37 0LH

- Detached Bungalow
- Modern Fitted Kitchen
- Oil Heating
- Private Driveway
- Large, Corner Site
- Three Bedroom; Two Reception
- Bathroom; Separate W.C.
- PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £195,000

EPC Rating E





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door with matching side screen and fanlight over, Tiled floor. Glass panelled door with matching side screen, leading to:

ENTRANCE HALL

Wood laminate floor covering. Access to cloakroom. Access to roof space.

LOUNGE 14'11" x 11'11"

Open fire in tiled fireplace, with contrasting tiled hearth. Picture window to front elevation.

DINING ROOM 10'2" x 8'10"

Wood laminate floor covering. Open arch to:



KITCHEN 11'9" x 10'1"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Space and plumbed for washing machine. Twin glass fronted display cabinets. Upstands to walls to match work surface. Wood laminate floor covering. PVC double glazed door to driveway and garden.

BEDROOM 1 11'11" x 9'5"

Built in wardrobe.

BEDROOM 2 10'2" x 9'5" (wps)

Built in wardrobe.

BEDROOM 3 8'8" x 8'6"

BATHROOM

Two piece suite comprising panelled bath and pedestal wash hand basin. Electric shower and wall panelling above bath. Tiled walls. Access to shelved hot press.

SEPARATE CLOAKROOM

With W.C.

EXTERNAL

Double gates leading to generous sized, private driveway, finished in concrete.

Front garden finished in lawn, tree bark and range of plants, trees and shrubbery.

PVC soffits, fascia and rainwater goods.

External lighting.

Large, fully enclosed rear garden, finished in lawn, paved patio areas and wide array of mature plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

External store.

MATCHING DETACHED GARAGE 16'6" x 9'3"

Up and over door. Separate service door. Power, light, fitted storage units and fitted work bench. Oil fired central heating boiler.

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.



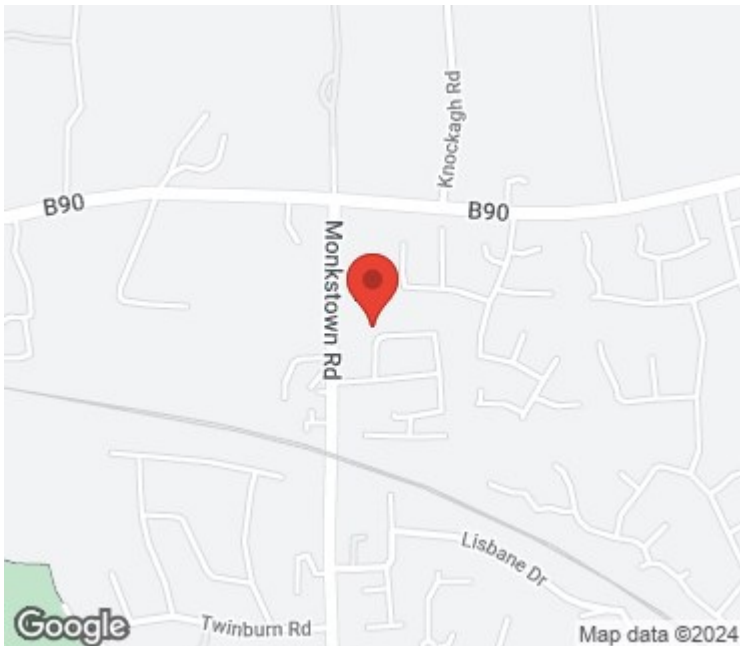
Well presented, three bedroom / two reception, detached bungalow with matching detached garage, occupying a generous sized site located within the popular Loral Park development, off Monkstown Road, Newtownabbey.

The property comprises entrance porch, entrance hall, lounge with open fire, dining room, separate, modern fitted kitchen (with informal dining area), three well-proportioned bedrooms, bathroom with two piece suite, and separate cloakroom with W.C.

Externally, the property enjoys private driveway area, matching detached garage, and generous gardens front, side and rear, finished in lawn, paved patio areas and range of mature plants, trees and shrubbery.

Other attributes include oil fired central 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 67 |
| (55-68) D | | 45 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 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

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