



**27 Graymount Road, Newtownabbey, BT36 7DR**

- Semi Detached Home
- Lounge; Dual Aspect Windows
- Deluxe Fully Tiled Shower Room
- Low Maintenance Gardens Front & Rear
- Recently Renovated; Convenient Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Views Towards Cave Hill
- Ideal First Time Buy / Buy To Let Investment

**Offers Over £119,950**

**EPC Rating E**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 15'3" x 9'10"

Space for focal point fireplace. Dual aspect windows.

#### KITCHEN 9'1" x 9'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Tiled floor. Stable style, split, timber door to rear garden.



## FIRST FLOOR

### LANDING

View towards Cave Hill. Access to roof space.

**BEDROOM 1 9'11" x 8'9"**

**BEDROOM 2 9'0" x 7'4"**

**BEDROOM 3 9'10" x 6'1" (wps)**

View towards Cave Hill.

### DELUXE FULLY TILED SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head.

### EXTERNAL

Low maintenance, fully enclosed, paved front garden.

External lighting.

PVC soffits, fascia and rainwater goods.

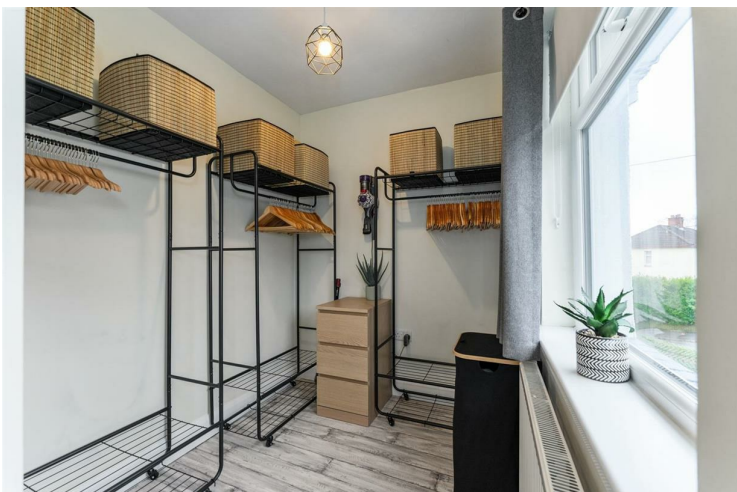
Low maintenance, fully enclosed, paved rear garden.

Outside tap.

External power points.

### 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.





*Immaculately presented, recently renovated, three bedroom, semi detached home enjoying views towards Cave Hill., conveniently located within the popular Graymount area, situated off Shore Road/Gray's Lane, Newtownabbey.*

*The property comprises entrance hall, lounge with dual aspect windows, modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe, fully tiled shower room.*

*Externally the property enjoys low maintenance, fully enclosed, paved gardens front and rear.*

*Other attributes include gas fired central heating, PVC double glazing and convenient location.*

*Ideal first time buy / buy to let investment alike.*

*Early viewing highly recommended to avoid disappointment.*



### 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 44                      | 65        |
| (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 |           |

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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