



## 28 Kings Road, Newtownabbey, BT37 0DA

- Semi Detached Villa
- Lounge; Contemporary Electric Fire
- Bathroom With White Suite
- Generous Sized Private Driveway
- Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

Offers Over £129,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens. Wood laminate floor covering. Stairwell leading to first floor.

#### LOUNGE 15'3" x 12'8"

Contemporary wall hung electric fire. Wood laminate floor covering. Picture window to front elevation. Open arch to:



## **KITCHEN THROUGH DINING ROOM 16'2" x 8'6"**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor canopy over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to work surface. Wood laminate floor covering. PVC double glazed French door with matching double glazed side screen leading to rear garden. Access to under stairs store.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 15'4" x 9'1"**

Picture window to front elevation.

### **BEDROOM 2 9'1" x 8'7"**

### **BEDROOM 3 widest points**

Access to shelved store and hot press.

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiled walls. Tiled floor.

### **EXTERNAL**

Double gates leading to generous sized private driveway. Front garden finished in lawn. Rear garden finished in lawn and patio area. PVC oil storage tank. Outside tap.

## **MATCHING DETACHED GARAGE 19'2" x 9'4"**

Up and over door, separate service door, light, power and 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.





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*Well presented, three bedroom, semi detached villa with matching detached garage, located within the popular and conveniently positioned Fernagh area of Newtownabbey.*

*The property comprises entrance hall, lounge with contemporary wall hung electric fire, open arch leading into kitchen through dining room, modern fitted kitchen, three well proportioned first floor bedrooms and bathroom with white three piece suite.*

*Externally, the property enjoys double gates leading to generous sized private driveway, matching detached garage, front garden finished in lawn, and rear garden finished in lawn and patio area.*

*Other attributes include oil fired central heating and PVC double glazing.*

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

*Early viewing highly recommended.*



### 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>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(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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