



## 15 Mournebeg Drive, Newtownabbey, BT37 9LS

- Spacious Mid Terrace Property
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Four Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front & Rear
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating



15 Mournebeg Drive, Newtownabbey





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed front door with matching glazed side screens. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 17'11" x 12'5" (wps)

Focal point fireplace with tiled hearth. Wood laminate floor covering. Picture window to front elevation. Open arch into





## **KITCHEN WITH INFORMAL DINING AREA 15'10" x 8'4"**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Composite sink and draining bay unit. Integrated touch screen hob with extractor canopy over. Integrated oven. Space for fridge freezer. Splash back tiling to walls. Wood laminate floor covering. Access to shelved hot press. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 15'10" x 9'1" (wps)**

Two separate built in wardrobes / stores. Twin PVC double glazed windows to front elevation.

### **BEDROOM 2 12'2" x 8'1"**

Built in wardrobe / store.

### **BEDROOM 3 11'5" x 9'7"**

### **BEDROOM 4 12'2" x 8'4"**

### **BATHROOM 5'11" x 5'6"**

White three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin and WC. Part tiled walls. Tile effect lino floor covering. Chrome towel radiator.

## **EXTERNAL**

Low maintenance, enclosed front garden finished in decorative stone and array of trees and shrubbery.

Fully enclosed rear garden finished in lawn and paved patio area.

Dual access to enclosed alley encompassing utility area with high and low level storage units, melamine work surface area, light, power, and plumbing for automatic washing machine.

PVC oil storage tank.

Oil fired central heating boiler (housed).

Outside tap.

## **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.





**Spacious, well presented, four bedroom, mid terrace property, conveniently situated within the Rathcoole area of Newtownabbey.**

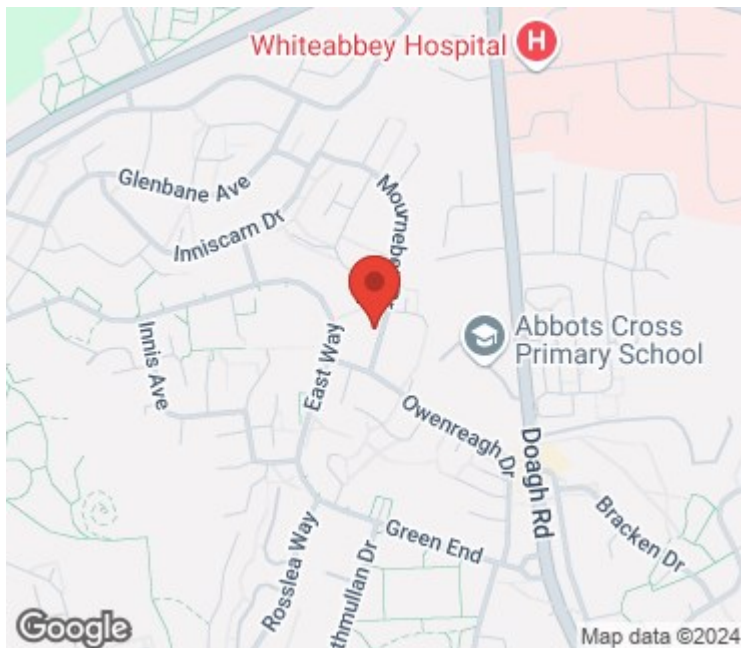
**The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, four well-proportioned bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys gardens front and rear.**

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

**Ideal first time buy or 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>		
(55-68) <b>D</b>		
(39-54) <b>E</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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