



## 2 Craiglunds Drive, Newtownabbey, BT36 5FQ

- End Town House Property
- Open Plan Living / Dining / Kitchen Area
- Furnished Cloakroom
- PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Bedrooms
- Bathroom With White Three Piece Suite
- Gas Heating
- Communal Garden; Communal Parking
- Ideal First Time Buy / Buy To Let Investment

Offers Over £137,500

EPC Rating C



2 Craiglands Drive, Newtownabbey, BT36 5FQ



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to store.

#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.



## **OPEN PLAN LIVING / DINING / KITCHEN AREA 19'7" x 17'8" (wps)**

Dual aspect windows. PVC double glazed French doors to front garden area. Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Integrated fridge freezer. Integrated washer dryer. Breakfast bar area. Splash back tiling to walls. Tiled floor to kitchen area. Wood laminate floor covering to living and dining area.

## **FIRST FLOOR**

### **LANDING**

Access to hot press with gas fired central heating boiler.  
Access to roof space.

### **BEDROOM 1 16'0" x 11'4" (wps)**

Dual aspect windows. PVC double glazed French doors to Juliet style balcony. Built in double wardrobe.

### **BEDROOM 2 14'11" x 7'11"**

### **BATHROOM**

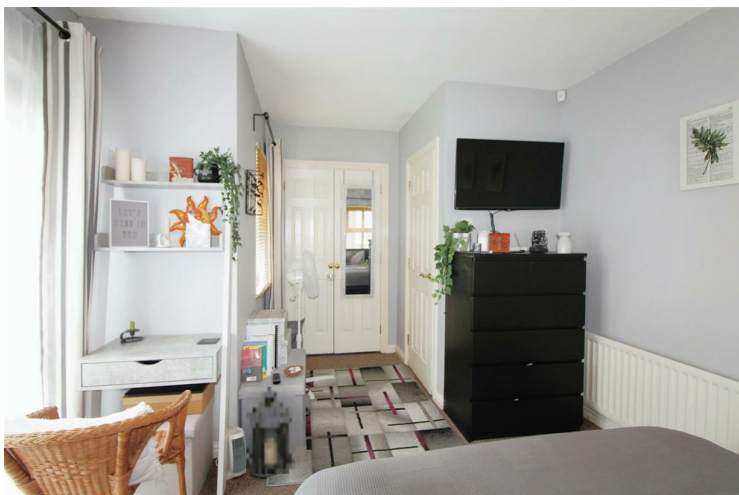
White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Panelling to walls over bath. Tiled floor.

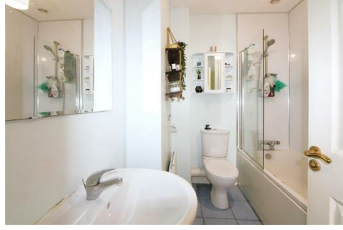
### **EXTERNAL**

Communal gardens.  
Communal parking area.

## **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, two bedroom, end town house property, located within a small mews style development off the Ballyclare Road, Newtownabbey.**

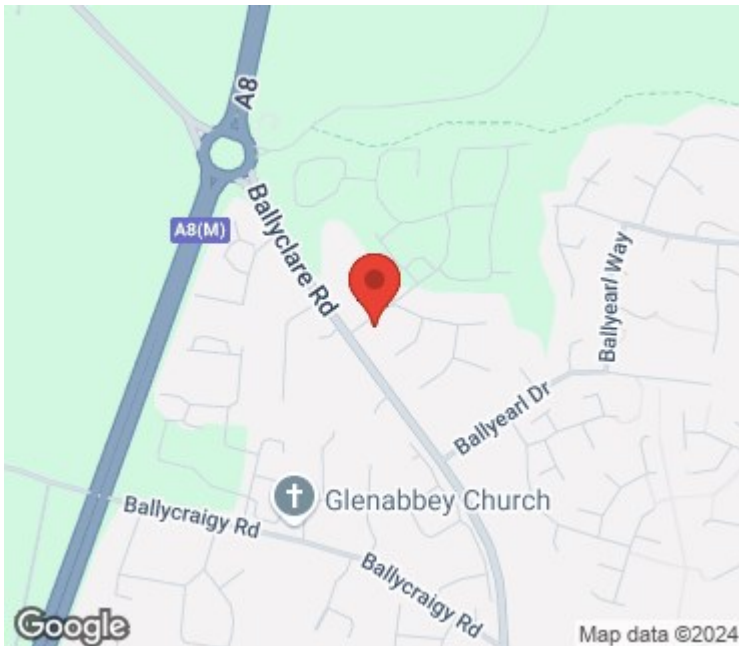
**The property comprises entrance hall, furnished cloakroom, open plan living / dining / kitchen area, two well-proportioned first floor bedrooms and bathroom with white three piece suite.**

**Externally the property enjoys communal garden and parking areas.**

**Other attributes include gas 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>	<b>77</b>	<b>77</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 are 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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