



5 Loral Gardens

Monkstown, NEWTOWNABBEY, BT37 0LJ

Detached Family Villa.
3 Bedrooms. 2 Reception Rooms.
Oil-Fired Central Heating.
Detached Matching Garage.

A Barton Company have the pleasure in presenting FOR SALE, this highly attractive, newly partly refurbished, spacious and well-appointed modern detached villa in the sought after 'Loral' development in Monkstown.

Well proportioned with gardens front and rear and a detached matching garage, prospective purchaser are advised to make an early appointment to view. Register your interest today!

For Sale

Offers Around £189,950

Viewing by appointment only through agents.

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- Three-Bedroom, Detached Family Villa.
- Brand New Modern Fitted Kitchen.
- Newly part-refurbished and redecorated.
- Oil-Fired Central Heating.
- Two reception rooms.
- Recently fitted white, uPVC framed double glazed windows.
- uPVC external doors.
- Detached matching garage.

Accommodation Comprises:

Ground Floor

Large Reception Hall

Single radiator.

Lounge

3.04 x 4.77m (10'0" x 15'8")

Newly Carpeted. Spot lighting. Double and single radiator. Through to...

Dining Area

2.60 x 3.37m (8'6" x 11'1")

Wooden Laminate Flooring. Centre spot lighting. Double radiator. Through to...

Kitchen

3.07 x 2.65m (10'1" x 8'8")

A brand new contemporary light grey kitchen suite comprising floor and eye level units and complimenting worksurfaces. Stainless steel sink and drainer with matching swan-neck mixer taps. Integrated electric oven. Integrated electric halogen hobs. Stainless steel extractor unit and hood. Glazed splashbacks. Centre spot lighting. Wooden laminate flooring. Feature tall wall radiator.

First Floor

Landing

Carpeted. Spot lighting. Access to cloaks / hot press. Hot Water tank with "willis"-type immersion heater.

Master Bedroom

3.39 x 3.07m (11'1" x 10'1")

Carpeted. Single radiator. Centre pendant light.



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Bedroom II

3.4 x 2.67m (11'1" x 8'9")

Carpeted. Single radiator. Centre spot lighting.

Bedroom III

3.7 x 2.11m (12'1" x 6'11")

Carpeted. Single radiator. Centre pendant light.

Bathroom

White bath and electric shower unit with glazed screen. Pedestal wash hand basin. Part tiled walls and floors. Centre light.

W.C.

Low Flush Separate W.C. Fully tiled walls. Centre light.

Exterior

Excellent **Gardens** front and rear laid with a variety of flowers and shrubs but principally in lawns for ease of maintenance.

Detached Matching Garage

Roller garage doors. Light and Power.

Tenure: Long Leasehold (Assumed)

Rates: £1,049.76 p.a. (2023)

Energy Performance Certificate Available on Request.

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.

All particulars presented are for guidance only and should not be construed as any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

easy as...

Make it as Easy As ABC

Moving home is considered to be one of the most stressful things you do during your lifetime. Selling, buying and moving can put strain on both your family and your finances.

Our aim at A Barton Company is to guide you through this process and insure that any problems you may encounter with the sale or purchase of your property are promptly and competently dealt with.

From the first day we opened in 1978, we have tried to keep things simple for our customers; combining local, expert knowledge with a friendly, efficient and first-class service.

Full Sales Package for only 1% commission*



* Inclusive of VAT. Minimum £900 fee. See our website (www.abartoncompany.co.uk) for the full terms and conditions for this and other great offers and services.