



## 65 Graymount Drive, Newtownabbey, BT36 7DS

- Semi Detached Home
- Lounge; Focal Point Marble Fireplace
- Deluxe Bathroom With White Suite
- Private Driveway
- Low Maintenance Gardens Front and Rear
- Three Well Proportioned Bedrooms
- Country Style Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Ideal First Time Buy / Buy To Let Investment

Offers Over £114,950

EPC Rating E



65 Graymount Drive, Newtownabbey, BT36 7DS



## 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"

Focal point marble fireplace with timber surround. Dual aspect windows. Views towards Cave Hill.

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

Country style fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed for automatic washing machine. Tiled floor. PVC double glazed door to rear garden.

### FIRST FLOOR



## LANDING

Access to roof space. Access to hot press.

**BEDROOM 1 8'9" x 9'11" (wps)**

**BEDROOM 2 9'5" x 9'1" (wps)**

**BEDROOM 3 7'1" x 6'2"**

Views towards Cave Hill.

## DELUXE BATHROOM

Contemporary white three piece comprising panelled bath, vanity unit and WC. Electric shower. Fully panelled walls. Tiled floor.

## EXTERNAL

Low maintenance front garden finished in decorative stone.

Private driveway finished in concrete.

PVC soffits, fascia and rainwater goods.

Low maintenance rear garden finished in concrete and decorative stone.

PVC oil storage tank.

External lighting.

Outside tap.

**MATCHING DETACHED GARAGE 16'6" x 9'4"**

Up and over door. Separate service door to rear garden.

Power, light 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.





**Well presented, three bedroom, semi detached property with private driveway, matching detached garage, and low maintenance gardens, situated off Shore Road/Grays Lane, Newtownabbey.**

**The property comprises entrance hall, lounge with focal point marble fireplace, country style fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with contemporary, white three piece suite.**

**Externally, the property enjoys private driveway finished in concrete, matching detached garage, low maintenance front garden finished in decorative stone, and low maintenance rear garden finished in concrete and decorative stone.**

**Other attributes include oil fired central heating, PVC double glazing, and views towards Cave Hill.**

**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>		<b>63</b>
(39-54) <b>E</b>	<b>39</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

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

