



29 Abbeyville Place, Newtownabbey, BT37 0AQ

- End Terrace Bungalow
- Lounge Through Kitchen
- Deluxe Fully Tiled Shower Room
- Private Driveway To Rear
- Convenient Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Front And Side Gardens
- Immaculately Presented Throughout

Offers Over £139,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Access to hot press, store and roof space.

LOUNGE THROUGH KITCHEN 24'6" x 11'6"

Bow bay window to front elevation. Tiled floor.

KITCHEN WITH INFORMAL DINING AREA

Modern fitted kitchen with range of high and low level storage units, with contrasting wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit. Comprehensive range of integrated appliances comprising touch screen ceramic hob, oven, microwave oven, dishwasher and washing machine. Space for American style fridge freezer. Stainless steel extractor hood. Splash back tiling to walls. Tiled floor. PVC double glazed back door.



BEDROOM 1 10'7" x 10'5"

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 2 7'10" x 7'10"

Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM

Contemporary three piece suite, comprising panelled shower enclosure, floating vanity unit and WC. Electric shower with drench shower head. Illuminated mirror over sink. Chrome towel radiator.

EXTERNAL

- Front and side garden finished in lawn.
- Brick pavior entrance path.
- Tiled entrance porch.
- Double gates leading to private driveway to rear.
- Boiler house with oil fired central heating boiler.
- PVC soffits, fascia and rainwater goods.
- PVC oil storage tank.
- External lighting.
- 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.





Immaculately presented, two bedroom bungalow with private driveway to rear, conveniently located within the popular Abbeyville development, off Shore Road, Newtownabbey.

The property comprises entrance hall, lounge through kitchen, modern fitted kitchen with informal dining area and comprehensive range of integrated appliances, two well-proportioned bedrooms, and deluxe fully tiled shower room with contemporary three piece suite.


Externally the property enjoys private driveway to the rear, and front and side gardens in lawn.

Other attributes include oil heating, PVC double glazing, and being within close proximity to main commuter networks, public transport routes and local amenities.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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