



## 2 Armoy Gardens, Newtownabbey, BT37 9AU

- Semi Detached Home
- Modern Fitted Kitchen
- Separate Furnished Cloakroom
- Private Driveway
- Convenient Location
- Three Bedroom; Two Reception
- Deluxe, Fully Tiled Shower Room
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over **£124,950**

EPC Rating D







## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glazed, front door. Wood laminate floor covering. Return stairwell leading to first floor. Access to under stairs storage cupboard with light.

#### FURNISHED CLOAKROOM

White, two piece suite comprising vanity unit and WC. Tiled floor. Dual aspect windows.

#### LOUNGE 13'10" x 9'11"

Focal point fireplace. PVC double glazed picture window to rear elevation.

#### DINING ROOM 12'0" x 10'8" (into bay)

Box bay window to front elevation.



### **KITCHEN 9'10" x 8'2"**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated oven. Integrated, four ring hob with extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Splashback tiling to work surface. Tiled floor. Picture window to rear elevation. Hardwood, glazed door leading to paved service area to side.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space and shelved hot press.

#### **BEDROOM 1 10'8" x 9'10"**

Picture window to front elevation.

#### **BEDROOM 2 13'8" x 9'5"**

Picture window to rear elevation. Access to built in storage cupboard.

#### **BEDROOM 3 10'0" x 8'5"**

#### **FULLY TILED DELUXE SHOWER ROOM 11'4" x 4'5"**

White, three piece suite comprising quadrant shower enclosure, wash hand basin and WC. Electric shower unit. Chrome towel radiator. Recessed spotlights.

#### **EXTERNAL**

Front garden, finished in lawn.

Brick pavior private driveway.

Paved service area to side.

Enclosed rear garden, finished in lawn, paved patio area and range of plants, trees and shrubbery.

PVC oil storage tank.

Purpose built store with oil fired central heating boiler.

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.



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.  
**2 Armoy Gardens, Belfast**





**Well presented, three bedroom, semi detached home, conveniently situated within Armoy Gardens, Newtownabbey.**

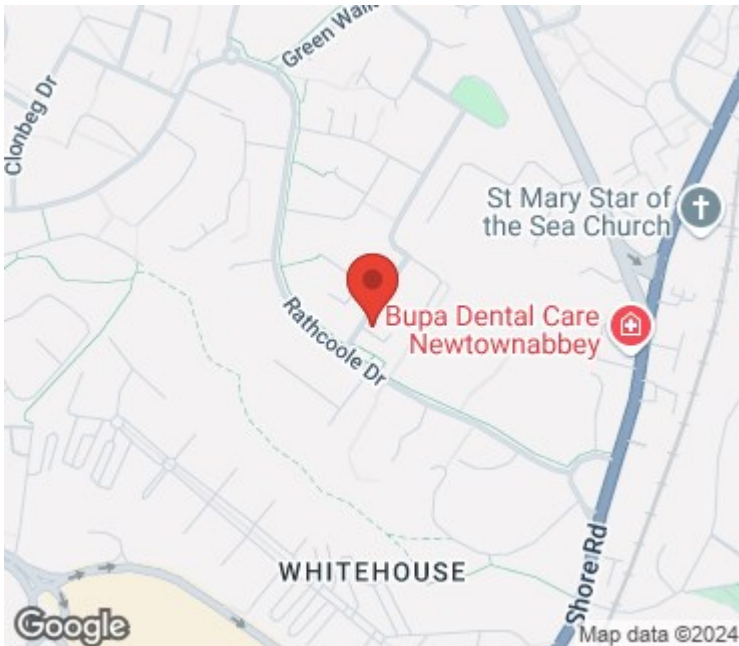
**The property comprises entrance hall, furnished cloakroom, lounge, separate dining room, modern fitted kitchen, three well proportioned bedrooms, and deluxe, fully tiled shower room.**

**Externally, the property enjoys a private driveway, and gardens front and rear.**

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

**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>62</b>	<b>64</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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