



FOR SALE

50 Pembroke Court

Newtownabbey, BT36 5AD



Offers over £129,950



Nest Estate Agents are delighted to bring to the market this charming, well-maintained property at 50 Pembroke Court. Situated in a highly sought-after area of Newtownabbey, this home is perfect for families and individuals looking for comfort and convenience.

This property features three well-proportioned bedrooms, providing ample space for a growing family or guests. The spacious lounge offers a relaxed atmosphere, perfect for family living or entertaining guests. The modern kitchen is designed for functionality, making meal preparation a pleasure, and the family bathroom suite provides a fresh, contemporary space.

Step outside to enjoy the rear paved garden, ideal for outdoor relaxation or entertaining. Additionally, there is an extra garden space to the front and side, offering further potential for gardening or outdoor activities.

**ENTRANCE**

Composite front door with glazed panel inset. Laminate wood effect flooring. Double doors leading to lounge.

**LOUNGE 14'5" x 14'9" (4.4 x 4.51)**

Space for feature fireplace. Laminate wood effect flooring.

**FITTED KITCHEN/ DINING AREA 9'5" x 14'9" (2.89 x 4.51)**

Range of high and low level units with contrasting formica worktops. Integrated electric oven and hob. Integrated extractor fan. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Space for washing machine. Tiled splashback. Tiled floor. Access to storage. Access to rear garden.

**FIRST FLOOR**

Access to roofspace.

**BEDROOM 1 12'2" x 7'11" (3.71 x 2.42)**

Access to storage.

**BEDROOM 2 9'6" x 7'11" (2.9 x 2.42)**

**BEDROOM 3 9'3" x 6'6" (2.83 x 1.99)**

Access to storage.

**FAMILY BATHROOM**

White suite comprising paneled bath with mixer taps and overhead electric shower. Vanity style sink unit with mixer taps. Low flush w/c. Tiled walls. Tiled flooring.

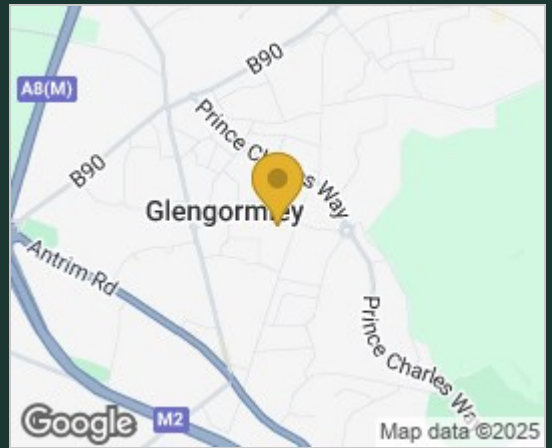
**OUTSIDE**

Paved rear garden. Outside tap. Outside light.

Private tarmac finished driveway. Front and side laid in lawns.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		62			70
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

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