



## 3 Harmin Parade, Newtownabbey, BT36 7UU

- Semi Detached Home
- Kitchen With Informal Dining Area
- Deluxe Shower Room
- Private Driveway
- Open Aspect To Rear
- Three Bedroom; Two Reception
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Fully Modernised

£139,950

EPC Rating

3 Harmin Parade, Newtownabbey



Ground Floor



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed French doors. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 15'3" x 12'5" (wps)

Wood laminate floor covering. Glass panelled door leading to:

#### DINING AREA 8'5" x 8'5"

Wood laminate floor covering. PVC double glazed, sliding patio door to rear garden. Open arch leading to:



## **KITCHEN WITH INFORMAL DINING AREA 17'5" x 7'7" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven. Space and plumbed for washing machine. Space for fridge freezer. Matching breakfast bar unit. Wood laminate floor covering. Access to under stairs store. PVC double glazed door to driveway.

## **FIRST FLOOR**

### **LANDING**

Access to floored roof space via slingsby style ladder.

### **BEDROOM 1 15'1" x 8'9"**

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

### **BEDROOM 3 11'0" x 6'9" (wps)**

Access to shelved hot press.

### **DELUXE SHOWER ROOM**

Contemporary, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower with drench shower head. Fully panelled walls. LVT flooring.

### **FLOORED ROOF SPACE 14'6" x 10'0" (plus under eaves storage area)**

Power and light.

### **EXTERNAL**

Double gates leading to generous sized, private driveway area.

Front garden finished in lawn and range of plants, trees and shrubbery.

Tiled entrance porch.

External lighting.

Rear garden, finished in lawn, paved patio, tiled patio and range of plants, trees and shrubbery.

Open aspect to rear.

### **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, fully modernised, three bedroom, semi detached home with floored roof space and private driveway, occupying a cul-de-sac position within the popular and conveniently situated Harmin area of Glengormley, Newtownabbey.*

*The property comprises entrance hall, lounge, dining room, kitchen with informal dining area, modern fitted kitchen, three well-proportioned bedrooms, deluxe shower room, and floored roof space.*

*Externally, the property enjoys private driveway, and gardens front and rear, finished mainly in lawn and patio areas.*

*Other attributes include oil fired central heating, PVC double glazing, and open aspect to rear.*

*Ideal first time buy or 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>		
(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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