



9 Graymount Grove, Newtownabbey, BT36 7DX

- Semi Detached Home
- Lounge; Focal Point Fireplace
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Garden
- Three Bedrooms
- Conservatory Extension
- Fully Tiled Shower Room
- Private Double Driveway
- Ideal First Time Buy/Buy To Let

Offers Over £119,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'3" x 9'11"

Focal point fireplace. Wood laminate floor covering. PVC double glazed French doors, leading to:

CONSERVATORY 14'4" x 9'2"

In PVC double glazed Frame with matching French doors to rear garden. Wood laminate floor covering. PVC double glazed French door leading to:



KITCHEN 9'1" x 9'0"

Modern fitted, white, high gloss 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. Space for range style oven with glass splashback and stainless steel extractor hood over. Integrated fridge freezer. Plumbed and space for washing machine. Upstands to walls to match work surface.

FIRST FLOOR

LANDING

Access to roof space.

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

Fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 2 9'4" x 9'1" (wps)

Gas fired central heating boiler.

BEDROOM 3 9'11" x 6'2" (wps)

FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator.

EXTERNAL

Generous sized double driveway.

External lighting.

PVC soffits, fascia and rainwater goods.

Outside tap.

External power point.

Fully enclosed, low maintenance, paved rear garden.

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 and conservatory extension, conveniently situated off Shore Road/Grays Lane, Newtownabbey.

The property comprises entrance hall, lounge with focal point fireplace, conservatory, separate modern fitted kitchen, three first floor bedrooms, and fully tiled shower room with white three piece suite.

Externally, the property enjoys private double driveway, and low maintenance, fully enclosed rear garden.

Other attributes include gas 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) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring



Awards



WE ARE MACMILLAN.
CANCER SUPPORT