

10 Abbey Mews, Newtownabbey, BT37 0GG



- **First Floor Apartment**
- **Two Bedrooms**
- **Open Plan Living/Kitchen/Dining**
- **Modern Shaker Style Fitted Kitchen**
- **Spacious Lounge with Juliette Balcony**
- **Contemporary White Bathroom Suite**
- **Allocated and Separate Visitor Communal Parking**
- **Gas Fired Central Heating/PVC Double Glazed**
- **Excellent Opportunity for First Time Buyers and Investors alike**
- **Popular Convenient Location**

PRICE Offers Over £99,950

Beautifully presented throughout this first floor apartment is ideally located in a popular convenient location, just off Monkstown Road. Within close proximity to shops and public transport. Enjoying a well planned living layout with spacious open planned kitchen/living/dining area, two well proportioned bedrooms and white bathroom suite. Ideally suited to first time buyers and investors alike. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

ENTRANCE

Communal hallway. Hard wood front door into:

SPACIOUS ENTRANCE HALL

With quality laminate flooring.

OPEN PLAN LIVING/KITCHEN/DINING

19'8" x 16'8" at max (6.0 x 5.1 at max)

Modern fitted kitchen equipped with a comprehensive range of high and low level shaker style fitted units and contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated cooker and separate hob with over head extractor fan housed in stainless steel canopy, fridge freezer and washing machine. Part tiled walls. Tiled floor to lounge. Juliette Balcony.

BEDROOM 1

13'9" x 9'2" (4.2 x 2.8)

BEDROOM 2


9'10" x 7'10" (3.0 x 2.4)

CONTEMPORARY BATHROOM SUITE

Comprising panel bath with fixed shower screen and over head thermostatically controlled shower. Pedestal wash hand basin with monobloc tap and tiled splashback. Button flush WC. Part tiled walls. Laminate flooring.

OUTSIDE

Allocated parking space, accessed via electric gate. Separate communal visitor carpark to front.

| Energy Efficiency Rating | | |
|--|----------------------------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC |  |

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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