

3 HOLLYBANK DRIVE

Monkstown
Newtownabbey BT37

- End Terrace
- 3 Bedrooms
- 2 Receptions
- Fitted Kitchen
- Downstairs WC
- Modern Shower Room
- PVC Double Glazing & Oil
- Driveway & Gardens

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

Offers Over £119,950

3 Hollybank Drive

Monkstown, Newtownabbey, BT37 0HG



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator.

FURNISHED CLOAKROOM

White suite comprising: pedestal wash hand basin & low flush W.C. Fully tiled walls, tiled floor, chrome heated towel rail.

LOUNGE

19'5 x 10'10 (5.92m x 3.30m)
Feature fireplace with tiled inset and mahogany surround. Wood laminate flooring, radiator x2, views towards Monkstown Wood.

KITCHEN

12'1 x 11'2 (3.68m x 3.40m)
Range of high and low level fitted units with Formica worktops, and pull out breakfast bar. Basin and a half stainless steel sink unit,

Stainless steel under oven, electric hob and extractor fan. Plumbed for washing machine, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door.

DINING / FAMILY ROOM

8'9 x 7'9 (2.67m x 2.36m)
Wood laminate flooring, radiator.

FIRST FLOOR

LANDING

Hotpress, access to roofspace.

BEDROOM 1

12'7 x 11'9 at widest (3.84m x 3.58m at widest)
Built in robe, wood laminate flooring, radiator, views towards Monkstown Wood.

BEDROOM 2

12'3 x 10'3 at widest (3.73m x 3.12m at widest)
Built in robe, wood laminate flooring, views towards Monkstown Wood.

BEDROOM 3

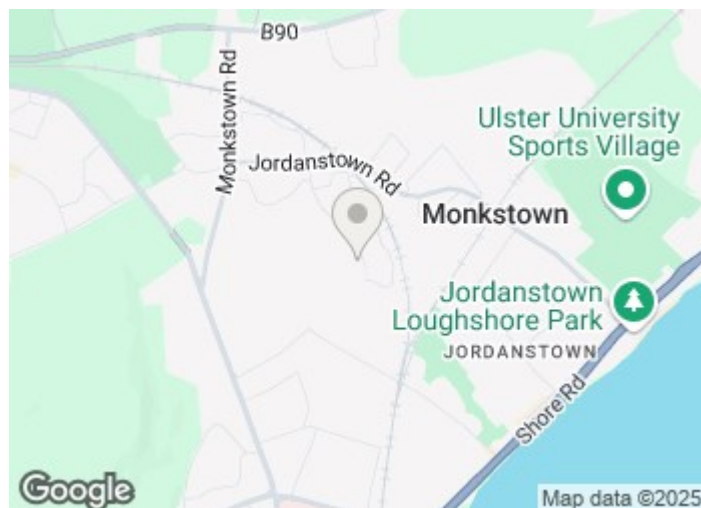
11'5 x 8'8 (3.48m x 2.64m)
Built in sliding robe, wood laminate flooring, radiator.

BATHROOM

Fully tiled chrome double shower cubicle with Thermostatic shower, vanity unit with range of low level units, enclosed sink unit and enclosed cistern W.C. Chrome heated towel rail, radiator, fully tiled walls, tiled floor.

OUTSIDE

Concrete parking area to front.
Fully enclosed garden to front in lawn.
Fully enclosed paved garden to rear with boiler house and oil tank.



Directions



Floor Plan

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