ULSTER PROPERTY SALES

# **GLENGORMLEY BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDG









3 Hollybank Drive Monkstown, Newtownabbey, BT37 0HG

Offers Over £119,950

We are delighted to offer for sale this attractive and extremely well presented end terrace which is located just off Devenish Drive in the ever popular Monkstown Housing Estate where demand for homes is high. This property will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall with furnished cloakroom, spacious lounge with feature fireplace, dining / family room and a fitted kitchen with built in oven and hob and access to rear.

Upstairs there are three bedrooms, all with built in storage & wood laminate flooring and a separate modern shower room with white suite.

Other benefits include PVC double glazing except 1 and oil heating.

Outside there is an off street concrete parking area, garden to front in lawn and a fully enclosed paved garden to rear.

Early viewing recommended !!

# **3 Hollybank Drive** Monkstown, Newtownabbey, BT37 0HG



End Terrace

**GROUND FLOOR** 

**ENTRANCE HALL** 

rail.

LOUNGE

**KITCHEN** 

laminate flooring, radiator.

FURNISHED CLOAKROOM

19'5 x 10'10 (5.92m x 3.30m)

Monkstown Wood.

12'1 x 11'2 (3.68m x 3.40m)

- Fitted Kitchen
- PVC Double Glazing & Oil

**ACCOMMODATION COMPRISES:** 

Pvc double glazed front door, wood

White suite comprising: pedestal wash

hand basin & low flush W.C. Fully tiled

walls, tiled floor, chrome heated towel

Feature fireplace with tiled inset and

mahogany surround. Wood laminate

flooring, radiator x2, views towards





- 3 Bedrooms
- Downstairs WC
- Driveway & Gardens
- with Formica worktops. and pull out

breakfast bar. Basin and a half stainless 12'3 x 10'3 at widest (3.73m x 3.12m at steel sink unit, Stainless steel under oven,widest)

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 Range of high and low level fitted units Wood.

### **BEDROOM 2**

electric hob and extractor fan. Plumbed Built in robe, wood laminate flooring, views towards Monkstown Wood.

2 Receptions

Modern Shower Room

### **BEDROOM 3**

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

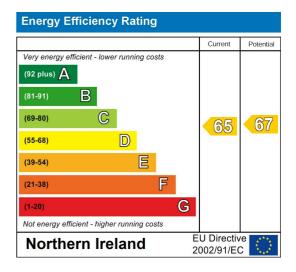
### **BATHROOM**

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.





















\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\*

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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