



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

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, widest 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****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. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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