



## 17 O'Neill Road, Newtownabbey, BT36 6BZ

Offers Over £119,950

- Well-presented mid terrace in popular residential location
- Lounge with feature media wall
- Three-piece shower room suite
- Double glazing in uPVC frames
- Views of Cavehill
- 3 bedrooms
- Modern fitted kitchen/diner with built-in appliances
- Oil fired central heating
- Enclosed front and rear gardens
- Ideal first time buy or buy to let investment

# 17 O'Neill Road, Newtownabbey BT36 6BZ

17 O'Neill Road is a well-presented home offering comfortable accommodation in a popular and highly convenient location. Internally, the property comprises a bright lounge, modern kitchen/diner with a range of built in appliances, three well-proportioned bedrooms and a three-piece shower room. Externally, the property includes enclosed front and rear gardens. Additional benefits include oil fire central heating and double glazing in uPVC frames. This property is sure to appeal to a wide range of purchasers from first-time buyers to investors.



Council Tax Band: Northern Ireland



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door with glazed inset, wood laminate flooring.

### **LOUNGE**

11'5" x 12'4"

Built in media wall, ceiling cornice, wood laminate flooring.

### **KITCHEN/DINER**

15'7" x 10'4"

Fitted kitchen with a range of high and low level units with contrasting round edge worksurfaces, single bowl stainless steel sink unit with mixer tap & drainer, space for oven & hob, overhead extractor canopy, built in fridge freezer, built in dishwasher, built in washing machine, part wall tiling, ceramic tiled flooring.

## **FIRST FLOOR**

### **LANDING**

Access to roof space with pulldown loft ladder.

### **BEDROOM 1**

12'5" x 8'10"

Built in wardrobe, views of Cavehill.

### **BEDROOM 2**

10'4" x 6'8"

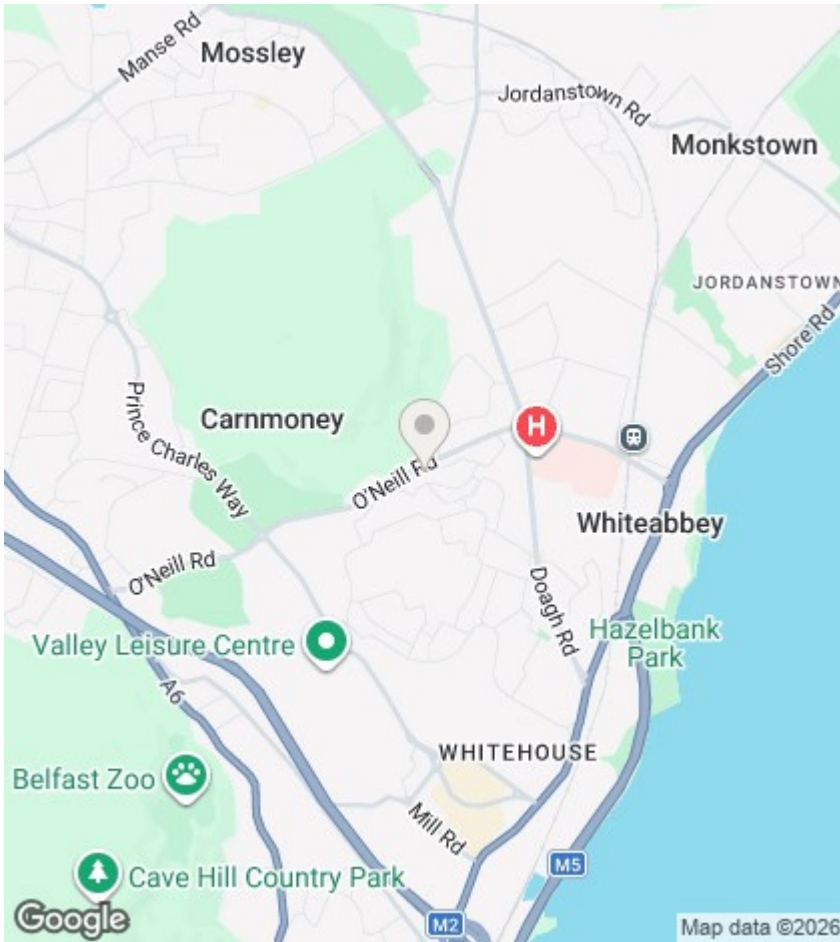
Built in slide robes, built in shelved hotpress.

### **BATHROOM**

Three piece shower room comprising shower enclosure with thermostatically controlled shower unit and rainfall shower head, push button WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, wall tiling, ceramic tiled flooring, downlighters.

### **OUTSIDE**

Enclosed garden to front with views towards Cavehill.  
Enclosed garden to rear with planters, PVC oil storage tank, oil boiler housing.



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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