

## 33 The Poplars, Newtownabbey, BT36 4QP

Offers Over £249,950

- Spacious semi detached villa in quiet residential location
- Generous lounge with French doors to rear
- Ground floor W/C
- White first floor family bathroom
- Integral garage
- 3 Double bedrooms
- Shaker style fitted kitchen with casual dining area
- Utility room
- Gas fired central heating/ Double glazing
- Garden to front and rear

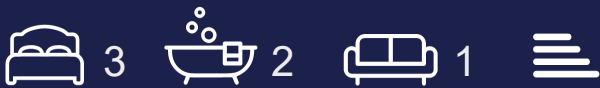
# 33 The Poplars, Newtownabbey BT36 4QP

This bright and spacious semi-detached villa offers excellent, well-proportioned accommodation ideally suited to versatile family living. The property boasts three generous double bedrooms and is well presented throughout, providing a flexible layout to meet the needs of modern lifestyles.

The accommodation is further enhanced by a practical utility room and an integral garage, while excellent storage options are available throughout, ensuring both convenience and functionality.

Externally, the property enjoys a private garden to the rear, complete with a pergola—perfect for outdoor relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.



Council Tax Band: Northern Ireland



## **ENTRANCE HALL**

Composite front door, laminate wood flooring, cloaks

## **W/C**

Low flush W/C, tiled splash back, ceramic tiled flooring, extractor fan

## **LOUNGE**

23'0" x 13'0"

Feature granite fireplace, double glazed french doors to rear

## **KITCHEN**

15'3" x 9'6"

Range of high and low level shaker style units, round edge worksurfaces, integrated fridge freezer, integrated dishwasher, built in stainless steel oven and gas hob, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, casual dining area, Velux window

## **UTILITY ROOM**

12' x 6'11"

Range of high and low level units, round edge worksurfaces, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, extractor fan

## **FIRST FLOOR**

### **LANDING**

Velux window, twin built in storage cupboards, access to roofpace

### **BEDROOM (1)**

18'3" (at max) x 16'10" (at max)

### **ENSUITE SHOWER ROOM**

Walk in glazed shower area with thermostatic controlled shower and separate handheld shower, low flush W/C, pedestal wash hand basin, chrome heated towel rail, extractor fan, wall tiling, ceramic tiled flooring

### **BEDROOM (2)**

11'10" x 9'7"

### **BEDROOM (3)**

10'6" x 9'6"

## **BATHROOM**

White suite comprising panelled bath, telephone handheld shower, low flush W/C, pedestal wash hand basin, extractor fan, Velux window

## **OUTSIDE**

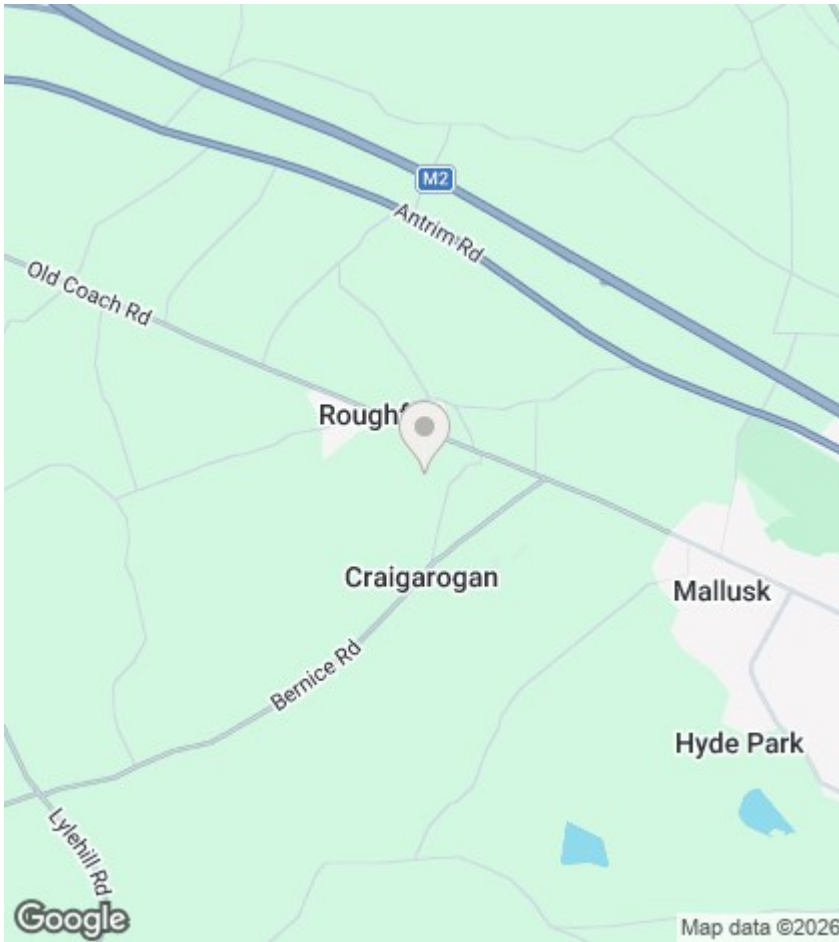
Front in stones and car parking

Enclosed garden to rear, in lawn, paved patio area, pergola

## **GARAGE**

22'4" x 9'6"

Roller door, light and power, Worcester gas fired boiler



## 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	

