



127 Princes Drive, Newtownabbey, BT37 0AY

Offers Over £159,950

- Extended end terrace in highly popular and convenient location
- Lounge with solid wood flooring and multi fuel stove
- Open plan casual dining area through to:
- Deluxe white bathroom suite
- Ground floor shower room
- 3 Bedrooms
- Contemporary fitted kitchen with granite worksurfaces and integrated appliances
- Family area with stove and french doors to rear
- Double glazing in uPVC frames/ Gas fired central heating
- Spacious well presented garden to rear

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This extended end terrace property is presented to the highest standard throughout and offers generous, beautifully maintained accommodation ideal for modern family living.

The property comprises a welcoming lounge featuring a stove, together with a contemporary fitted kitchen complete with integrated appliances and open plan casual dining area. This impressive living space flows through to a superb family area with a second stove and direct access to the beautifully presented rear garden, creating the perfect space for relaxing and entertaining alike.

Further benefits include a ground floor shower room and a well-appointed first floor bathroom. The home has been immaculately presented throughout, allowing any prospective purchaser to simply move in and enjoy.

Ideally situated close to the railway halt at Whiteabbey, this excellent home is perfectly positioned for those commuting to Belfast and surrounding areas.

Early viewing is highly recommended to fully appreciate all this outstanding home has to offer.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, herringbone style solid wood flooring, wall panelling

Lounge

12'4 x 11'2

Herringbone style solid wood flooring, hole in wall style fireplace with exposed brick, multi fuel stove and granite hearth, corncicing

Kitchen

13'1 or 15'11 x 12'3

Range of high and low level contemporary contrasting units, granite worksurfaces and splashback, stainless steel sink unit with mixer tap and vegetable sink, wine rack, ceramic tiled flooring, built in oven and microwave, vertical radiator, inlaid hob unit, integrated fridge freezer, integrated washing machine, open plan casual dining area, through to:

Family Area

11'8 x 8'5

Herringbone style laminate wood flooring, multi fuel stove with slate hearth, wall tiling, double glazed french doors to rear

Rear Hall

Ceramic tiled flooring, wall panelling, cloaks

Ground Floor Shower Room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, wash hand basin, ceramic tiled flooring, PVC wall panelling, extractor fan

First Floor

Landing

Wall panelling, feature chrome and glazed stair panels, access to roofspace, downlighters

Bedroom (1)

11'8 x 10'11

Including built in mirror slide robes, herringbone style laminate wood flooring, downlighters

Bedroom (2)

11'9 x 9'5

Herringbone style laminate wood flooring, feature cast iron fireplace, downlighters

Bedroom (3)

9'6 x 8'7 (at max points)

Including built in bed and storage, laminate wood flooring, downlighters, built in seating area

Bathroom

Modern white suite comprising panelled bath, glazed shower screen with thermostatic controlled shower, low flush W/C, vanity unit sink, fully tiled walls, ceramic tiled flooring, downlighters, extractor fan, feature antique style radiator

Outside

Front in lawn, tarmac off street parking, feature tiled step and paved area

Paved to side

Rear enclosed garden, in lawn, paved patio area, separate paved area, area in stones, raised flower beds, variety of plants, trees and shrubs, outside light and tap

Disclaimers/ additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Disclaimer: the owner of this property is a relative to one of the directors at McMillan McClure



Directions

Viewings

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

EPC Rating:

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