



## 45 Loughshore Courtyard, Newtownabbey, BT37 0ZS

Offers Over £289,950

- Spacious end terrace in highly regarded residential area
- Spacious lounge with media wall/ fire
- Double glazing in uPVC frames/ uPVC fascia and rainwater goods
- Bathroom with modern white suite
- Close to excellent schools, shops, Whiteabbey Village, public transport facilities and Loughshore park
- 4 Bedrooms (1 with ensuite shower room)
- High gloss kitchen with built in appliances, open plan to dining area
- Gas fired central heating
- First floor bathroom, ground floor cloaks and utility room
- 2 Car parking spaces

# 45 Loughshore Courtyard, Newtownabbey BT37 0ZS

This spacious modern end terrace townhouse offers bright and generously proportioned accommodation, perfect for families and professionals alike. Beautifully presented throughout, the property benefits from a contemporary fitted kitchen and stylish modern bathroom, creating a comfortable and welcoming living environment.

The home is ideally positioned in a highly convenient location close to a range of excellent schools, local shops, and everyday amenities. Whiteabbey Village is only a short distance away, offering a selection of cafés, restaurants, and leisure facilities. Excellent public transport links provide easy access to Belfast and surrounding areas, making commuting simple and convenient.

For those who enjoy outdoor living, the popular Loughshore Park and coastal walks are nearby, providing fantastic recreational opportunities. Combining modern living with a superb location, this attractive townhouse is sure to appeal to a wide range of purchasers seeking comfort, convenience, and style in a desirable residential setting.



Council Tax Band: Northern Ireland



## Ground Floor

### Reception Hall

Luxury floor tiling

### Lounge

16'2 x 13'9

Luxury floor tiling, panelling, downlighters, understairs storage, media wall with electric fire, glazed double doors to:

### Kitchen/ Dining Room

Range of high and low level units, laminate work surfaces, inlaid hob unit, built in oven, microwave, display shelving, island unit, dishwasher, extractor fan, fridge freezer, panelling, French doors to garden.

### Utility Room

Built in units, round edge worksurfaces, plumbed for washing machine, luxury floor tiling, extractor fan, gas boiler, door to garden

### Cloaks

Low flush W/C, vanity unit, luxury floor tiling, downlighters

## First Floor

### Landing

Feature glass and chrome staircase, linen cupboard

### Bedroom (1)

11'10 x 9'10

Laminate wood flooring

### Bedroom (2)

12'8 x 10'4

### Ensuite Shower Room

Low flush W/C, vanity unit, shower unit with controlled shower, luxury floor tiling, shelving, panelling, extractor fan

### Dressing Room/ Bedroom (3)

8'10 x 6'8

### Bathroom

White suite, wall hung vanity unit, low flush W/C, panelled bath with mixer tap, controlled shower, glazed shower screen, luxury floor and wall tiling, downlighters, extractor fan, panelling ceiling

## Second Floor

### Landing

Eaves storage, Velux window

## Bedroom (4)

20'0 x 13'10 (max points)

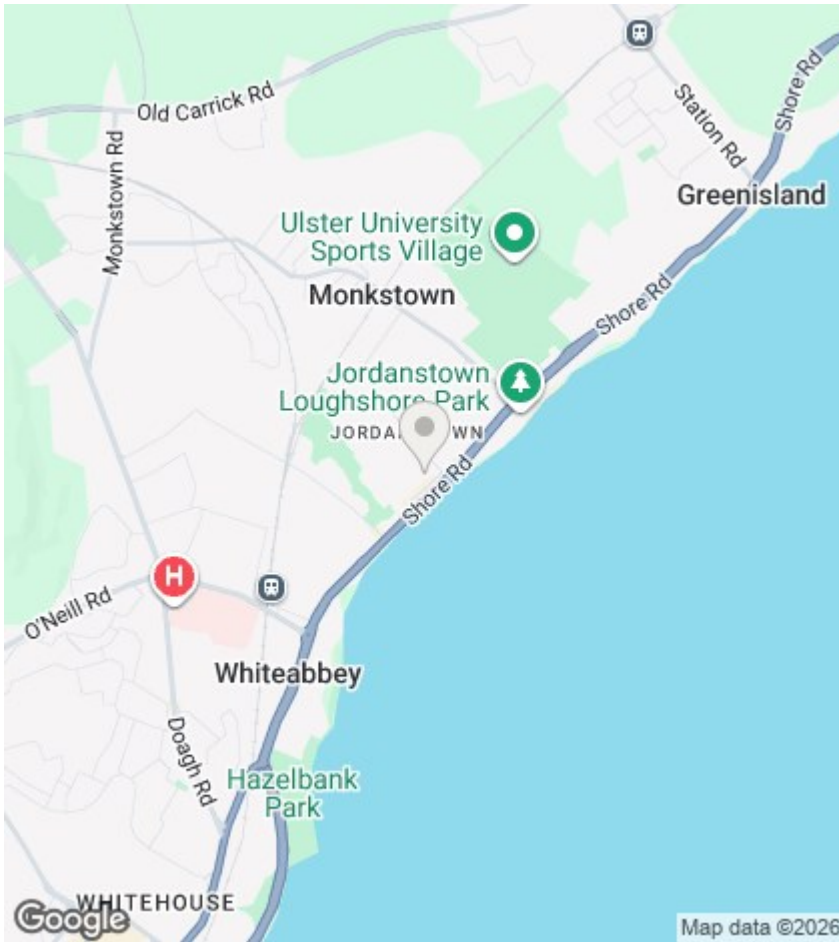
Two Velux windows, eaves storage, walk in spacious cupboard

## Outside

Lawn to side

Car parking space  
paved area

Rear: excellent orientation for sunshine, light and tap, decking



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

