



## 1a Abbey Park, Newtownabbey, BT37 9PB

Offers Over £214,950

- Meticulously presented semi detached villa in highly popular and convenient location
- Lounge
- Newly fitted modern shower room
- Fully rewired with NICEIC installation certificate and fully replumbed including new gas boiler with
- Generous and enclosed garden to rear/Feature stoned driveway to front
- 3 Bedrooms
- Newly fitted modern shaker style fitted kitchen, open plan with dining room
- Newly Fitted double glazing in uPVC frames/Newly fitted front and back doors
- Generous detached garage/uPVC fascia and rainwater goods
- Located close to excellent schools, shops and frequent public transport links

# 1a Abbey Park, Newtownabbey BT37 9PB

Amazingly refurbished home in sought-after Abbey Park, Newtownabbey, offering stylish, move-in-ready accommodation finished to a high standard throughout. The property features a modern shaker-style fitted kitchen open plan to a bright dining area, perfect for everyday living and entertaining, alongside a comfortable lounge and convenient cloakroom. Upstairs comprises three well-proportioned bedrooms and a sleek, contemporary shower room. Externally, the home benefits from a detached garage, additional storage shed, and gardens to both front and rear. A stoned driveway provides generous off-street parking for multiple vehicles. The property has undergone extensive upgrades including full rewiring, replumbing, new windows, and the installation of a brand new kitchen and shower room. Early viewing is highly recommended to fully appreciate the quality, space, and turnkey condition of this superb home.



Council Tax Band:



## **GROUND FLOOR**

20'0" x 9'11"

Up and over door, power and light, new uPVC windows, exterior floodlights

### **PORCH**

uPVC front door, laminate wooden flooring

### **ENTRANCE HALLWAY**

Laminate wooden flooring, understair storage with gas boiler, cloakroom

### **LOUNGE**

11'10" x 9'11"

Laminate wooden flooring

### **MODERN FITTED KITCHEN/DINING ROOM**

Modern fitted kitchen - 15'6 - 7'10 All built in appliances with 3 year manufacturer guarantees  
Shaker style fitted kitchen with a range of high and low level units, single drainer stainless steel sink unit, mixer taps, built in oven, extractor hood, 5 ring gas hob, built in fridge freezer, built in dishwasher, laminate wooden flooring, uPVC back door. Open to:  
Dining room - 11'10 by 11'1 Laminate wooden flooring  
Pantry/Laundry room - Plumbed for washing machine, space for tumble dryer, laminate wooden flooring, downlighters

## **FIRST FLOOR**

### **LANDING**

Access to roofspace

### **BEDROOM 1**

11'10" x 9'10"

Magnificent views of Cavehill

### **BEDROOM 2**

11'11" x 9'10"

### **BEDROOM 3**

8'5" x 7'11"

### **MODERN SHOWER ROOM**

Walk in shower unit with Mira thermostatically controlled shower and feature rainwater effect shower head, glazed shower screen, low flush W/C, modern vanity sink unit, mixer taps, touch mirror, downlighters, extractor fan

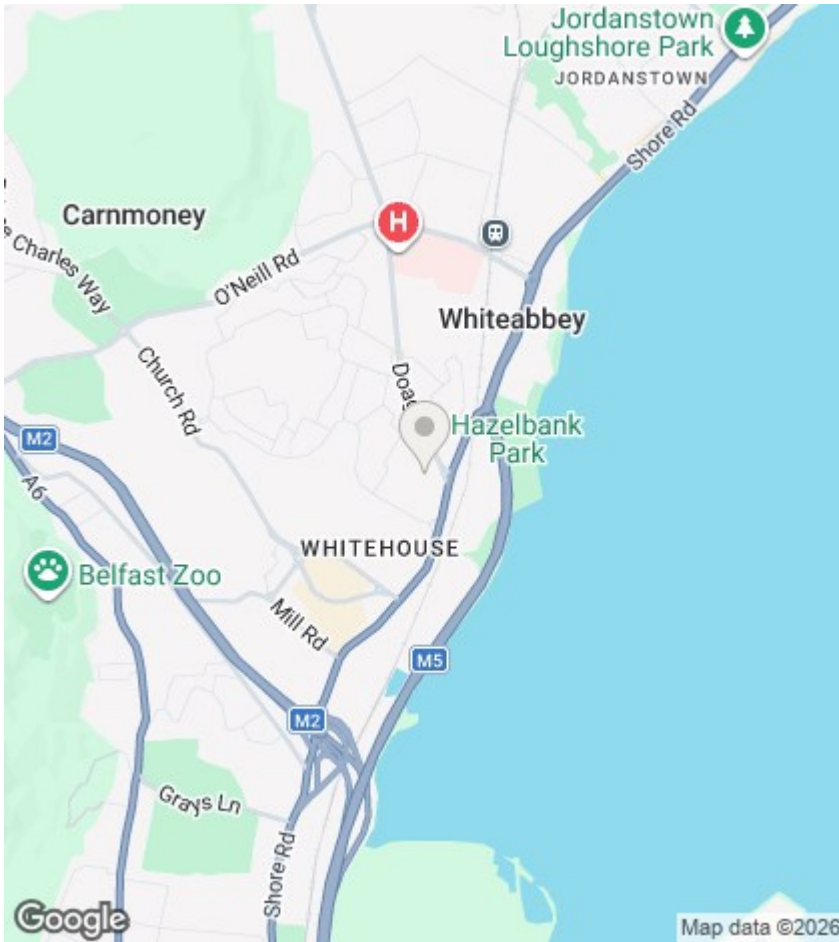
### **OUTSIDE**

Front: In lawn, luxury paving, brand new fencing throughout

Side: Feature stoned driveway with space for multiple car parking spaces, luxury paving

Rear: Fully enclosed garden to rear, paved patio area, external storage shed, uPVC fascia and rainwater goods, outside tap and light

### **DETACHED GARAGE**



## 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		73	80
(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	