

Apt 29 Moyola Manor, Newtownabbey, BT36 5FD



- Spacious Ground Floor Apartment with Own Front Door
- 2 Well Proportioned Bedrooms
- Open Plan Living/ Dining/ Kitchen Area
- Luxurious Gloss Fitted Kitchen With Integrated Appliances
- Luxury Modern Bathroom Suite
- Deluxe Ensuite Shower Room
- Gas Central Heating/ PVC Double Glazed Windows
- Communal/Resident Parking to Front and Rear
- Beautifully Presented Throughout
- Highly Regarded Mews Style Development

PRICE Offers Over £164,950

Ideally positioned within a highly regarded established Mews style development, centrally located within walking distance of Glengormley town centre and local amenities. This spacious ground floor apartment enjoys a well planned living layout, with a private front door, incorporating 2 bedrooms, master with ensuite shower room and a superb open plan living/ kitchen/ dining area with luxurious gloss kitchen equipped with a host of integrated appliances. An early viewing is highly recommended.

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Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

Private Hardwood front door into:-

SPACIOUS RECEPTION STYLE ENTRANCE HALL

13'6" x 10'7" (4.11m x 3.23m)

Built in Storage cupboard. Recessed down lighting. Polished porcelain tiled floor extending into:-

OPEN PLAN LOUNGE WITH KITCHEN/DINING ASPECT

19'10" x 17'4" (6.05m x 5.28m)

Incorporating a luxury modern gloss fitted kitchen equipped with a range of high and low level fitted units in a gloss finish with contrasting walnut effect work surfaces. Single drainer stainless steel sink unit with single-lever tap. Enjoying a range of integrated appliances to include oven with separate 4 ring gas hob, overhead extractor fan housed in stainless steel canopy and stainless steel splashback, Dishwasher, washer/dryer and under counter freezer. Space for free standing fridge freezer. Recessed down lighting.

BEDROOM 1

18'3" x 9'4" (5.56m x 2.84m)

With bay window aspect. Built in 2 bay slide robes.

DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled quadrant shower cubicle with thermostatically controlled shower, semi pedestal wash hand basin with monobloc tap and splashback and a button flush WC. Tiled floor. Recessed down lighting.

BEDROOM 2

16'1" x 7'7" (4.90m x 2.31m)

Presently used as home office.

LUXURY MODERN BATHROOM

Comprising semi pedestal wash hand basin, button flush WC. and panelled bath with fixed shower screen and shower attachment. Tiled floor. Complementary wall tiling.


OUTSIDE

Communal residents and visitors parking bays to front and rear.

Neat well maintained communal gardens in lawn stocked with a variety of shrubs.

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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	

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