



22 Graymount Crescent, Newtownabbey, BT36 7DZ

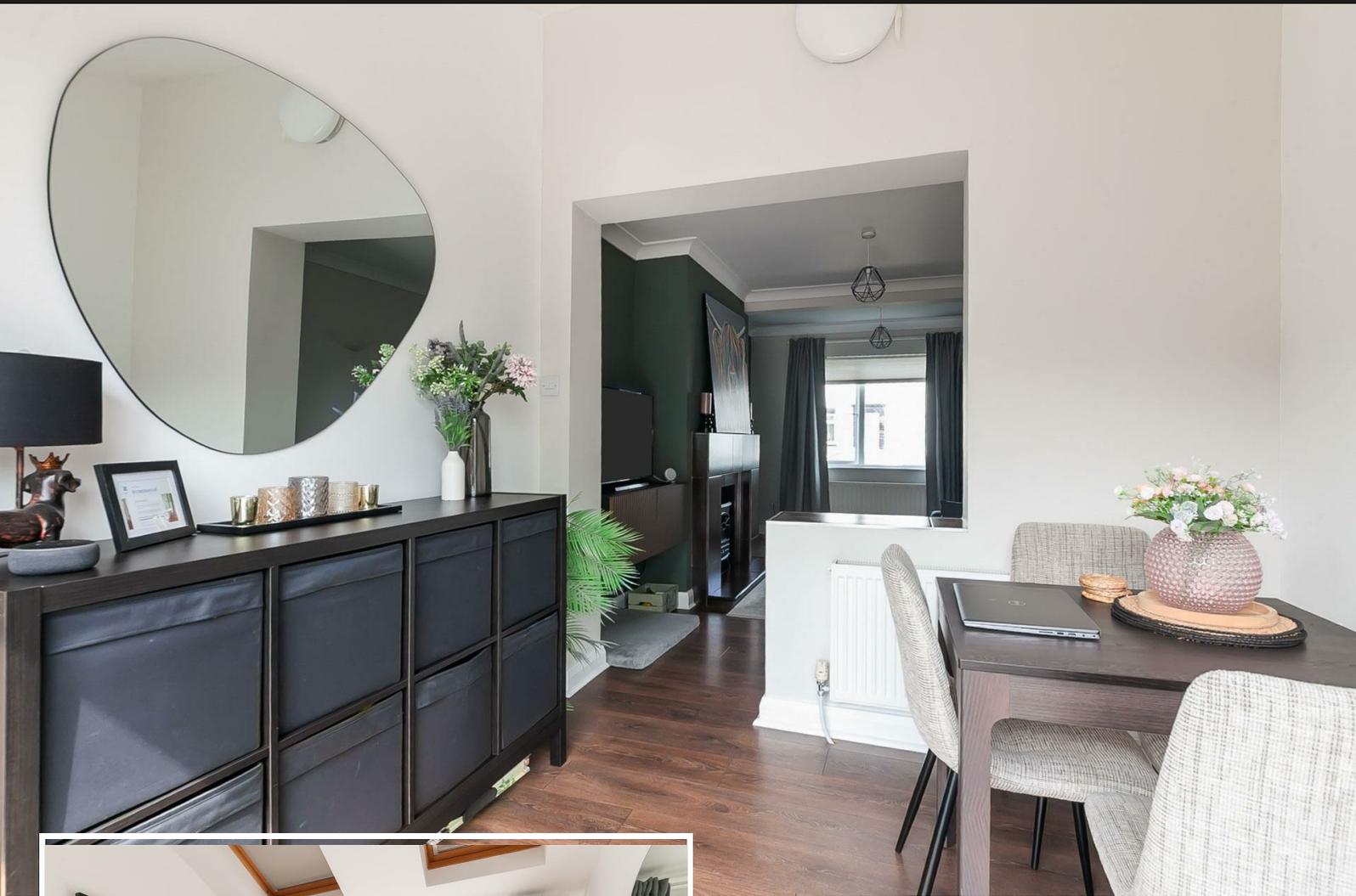
- Extended, Semi-Detached Home
- Three Bedrooms
- Dining Room
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing

- Immaculately Presented Throughout
- Lounge
- Modern Fitted Kitchen
- Deluxe Bathroom
- Large, Fully Enclosed Rear Garden

Offers Over £139,950

EPC Rating D





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stairs store. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 15'3" x 9'10"

Tiled focal point fireplace. Wood laminate floor covering. Open arch leading to:

#### DINING ROOM 8'10" x 8'9"

Vaulted ceiling. Wood laminate floor covering. PVC double glazed French doors with matching side screens leading to rear garden.



### **KITCHEN 9'1" x 8'11"**

Modern fitted kitchen with high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Glass front display cabinets. Gas boiler housed within matching unit. Part tiling to walls. Tiled floor. Glass panelled door leading to:

### **UTILITY ROOM 9'4" x 9'3" (wps)**

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Space for fridge freezer. Plumbed and space for washing machine. Tiled floor. PVC double glazed external door.

### **WC**

With white WC. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 19'8" x 8'11" (wps)**

Fitted wardrobes with sliding doors.

### **BEDROOM 2 9'11" x 9'5"**

Fitted wardrobes with sliding doors. Part panelling to walls.

### **BEDROOM 3 9'10" x 6'2" (wps)**

View towards Cavehill.

### **BATHROOM**

Contemporary white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit with drench shower head. and curved glass shower screen over bath. Chrome towel radiator. Built in shelved store. Fully panelled walls. Tile effect flooring.

### **EXTERNAL**

Front garden finished in lawn.

PV soffits, fascia and rainwater goods.

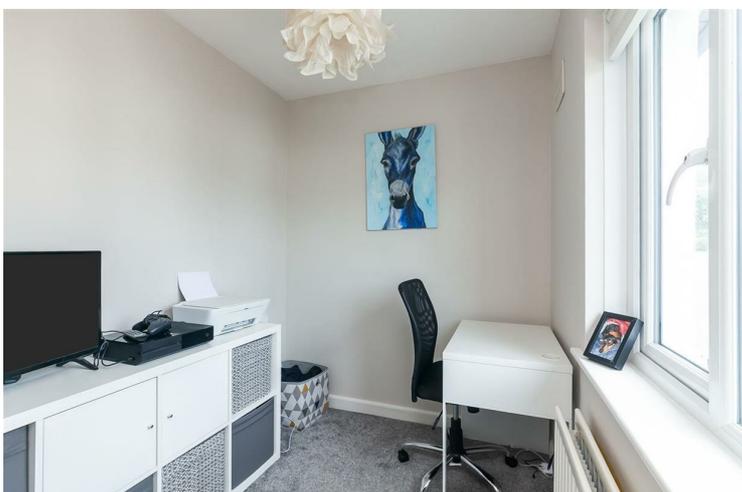
Fully enclosed low maintenance rear garden finished in paved patio area, raised timber decking, decorative stone and lawn.

Outside tap.

External lighting.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems





in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



**Immaculately presented, three-bedroom semi detached home with double extension, conveniently situated within the popular Graymount area of Shore Road/Grays Lane, Newtownabbey.**

**The property comprises entrance hall, lounge, dining room, separate kitchen, utility room, furnished cloakroom, three bedrooms, and deluxe bathroom.**

**Externally, the property enjoys generous sized, fully enclosed rear garden.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended.**



### 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>	<b>65</b>	<b>71</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

