



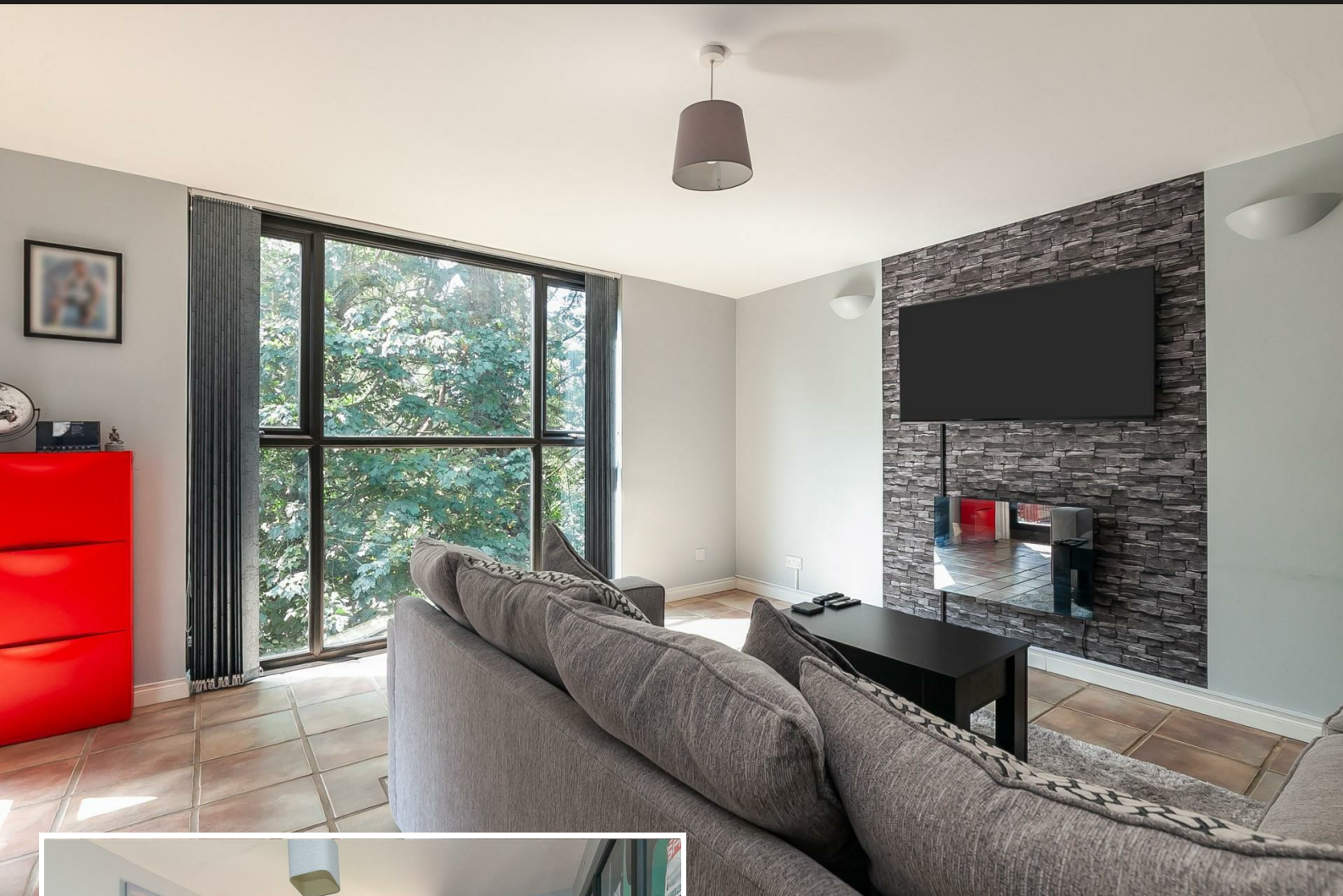
13 The Cedars, Newtownabbey, BT37 0SR

- Second Floor Apartment
- Lounge
- Deluxe Shower Room
- Gas Heating; PVC Double Glazing
- Communal Parking
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Private Balcony
- Communal Garden
- Walking Distance To Whiteabbey Village & Lough Shore

Offers Over £124,950

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Tiled floor. Access to walk in store with fitted shelving and storage units. Glass panelled door leading to:

LOUNGE 14'11" x 13'6" (wps)

Contemporary, wall mounted, electric fire. Feature window to rear elevation. Tiled floor. Glass panelled door leading to private balcony area.



KITCHEN WITH INFORMAL DINING AREA 13'9" x 8'5"

Modern fitted kitchen with range of high and low level storage units with contrasting tiled work top. Colour coded sink unit with draining bay. Integrated Bosch ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Built in wine rack. Splash back tiling to walls. Gas fired central heating boiler. Tiled floor.

BEDROOM 1 13'6" x 8'6" (wps)

Timber flooring. Feature window to rear elevation.

BEDROOM 2 10'7" x 9'11"

Wood laminate floor covering.

DELUXE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Tile effect panelling to walls. Illuminated mirror over sink. Towel radiator.

EXTERNAL

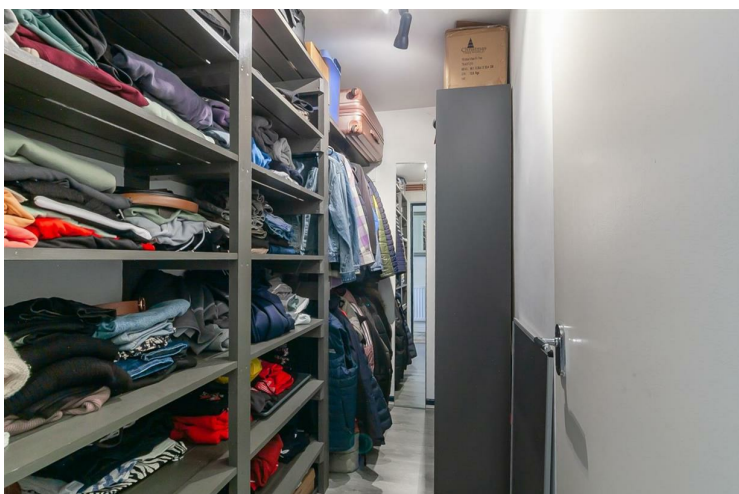
Communal parking to front.

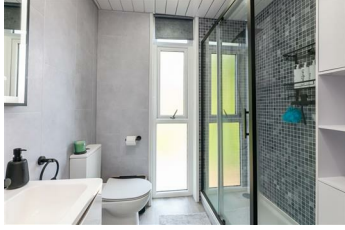
Communal garden to rear.

Walking distance to the shops and amenities of Whiteabbey village and lough shore.

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.





CGR FINANCIAL
...WE DO MORTGAGES



Immaculately presented, two bedroom, second floor apartment, conveniently situated within walking distance to the shops and amenities of Whiteabbey village and lough shore.

The property comprises entrance hall, lounge, kitchen with informal dining area, two well-proportioned bedrooms, walk in store, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys private balcony, communal garden, and generous amount of communal parking.


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) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | 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 are 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

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