



7 Old Mill Drive, Newtownabbey, BT36 7XP

- Semi Detached Bungalow
- Lounge
- Modern Fitted High Gloss Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Gardens Front and Rear

- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom With White Suite
- Private Driveway
- Timber Garden Room/Workshop

Offers Over £139,950  
EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to shelved store with gas fired central heating boiler. Access to roof space.

#### LOUNGE 13'2" x 10'9"

Wood laminate floor covering. Picture window to front elevation.



## **KITCHEN WITH INFORMAL DINING AREA 13'3" x 10'1"**

Modern fitted high gloss kitchen with range of high and low level storage units, with contrasting stone effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Plumbed for automatic washing machine. Space for tumble dryer. Space for fridge freezer. Upstands to walls to match work surface. Wood laminate floor covering. PVC double glazed door to side.

## **BEDROOM 1 10'6" x 10'5"**

Fitted wardrobes. Wood laminate floor covering.

## **BEDROOM 2 12'11" x 8'9" (wps)**

Wood laminate floor covering.

## **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench and glass shower screen over bath. Chrome towel radiator. Fully panelled walls.

## **EXTERNAL**

Private driveway finished in brick pavior.  
Fully enclosed front garden finished in lawn.  
Tiled entrance porch.  
External lighting.  
PVC soffits, fascia and rainwater goods.  
Fully enclosed rear garden finished in paved patio area and tarmac.  
Outside tap.

## **TIMBER GARDEN ROOM / WORKSHOP 15'9" x 9'10"**

PVC double glazed front door and window. Power, light, fitted bar area and wood laminate floor covering.

## **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, two bedroom, semi detached bungalow, conveniently located within Old Mill Drive, Mill Road, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen with informal dining area and high gloss modern fitted kitchen, two well proportioned bedrooms and bathroom with white three piece suite.**

**Externally, the property enjoys private driveway area finished in brick pavior, enclosed gardens front and rear, and timber garden room/workshop.**

**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>                            | <b>73</b>                                                                                                     | <b>73</b> |
| (55-68) <b>D</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 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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