



12 Weavers Wood, Newtownabbey, BT36 5PY

- Modern Semi Detached Home
- Lounge
- Modern Fitted Kitchen
- Fully Tiled Family Bathroom
- Private Driveway; Low Maintenance Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Walking Distance To Train Station

Offers Over £184,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE 15'7" x 11'6" (wps)

Wood laminate floor covering. Picture window to front elevation. Glass panelled French doors leading to:

#### KITCHEN THROUGH DINING ROOM 15'2" x 12'11" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for tumble dryer. Space for fridge freezer. Gas fired central heating boiler (housed within matching unit). Tiled floor. PVC double glazed French doors leading to rear garden.



## REAR HALL

Tiled floor.

## FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.

## FIRST FLOOR

### LANDING

Access to shelved store with radiator. Access to roof space.

### PRINCIPAL BEDROOM 13'3" x 8'0"

Wood laminate floor covering.

### EN SUITE SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink.

### BEDROOM 2 11'11" x 8'0"

Wood laminate floor covering.

### BEDROOM 3 9'5" x 6'9" (wps)

Built in wardrobe/store. Wood laminate floor covering.

### FULLY TILED FAMILY BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC.

### EXTERNAL

Private driveway finished in decorative stone.

Entrance canopy.

Fully enclosed low maintenance paved rear garden.

Outside tap.

External lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Immaculately presented, three bedroom, semi detached home, conveniently situated within Weavers Wood, Newtownabbey.**

**The property comprises entrance hall, lounge, kitchen through dining room, modern fitted kitchen, furnished cloakroom, three bedrooms, to include principal en suite, and separate, fully tiled, family bathroom.**

**Externally, the property enjoys private driveway, finished in decorative stone, and fully enclosed, low maintenance, paved rear garden.**

**Other attributes include gas heating, PVC double glazing, and walking distance to Mossley West railway station (accessing Belfast and The North).**

**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>		<b>86</b>
(69-80) <b>C</b>	<b>74</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	

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