



## 17 Railway Halt, Newtownabbey, BT37 0FJ

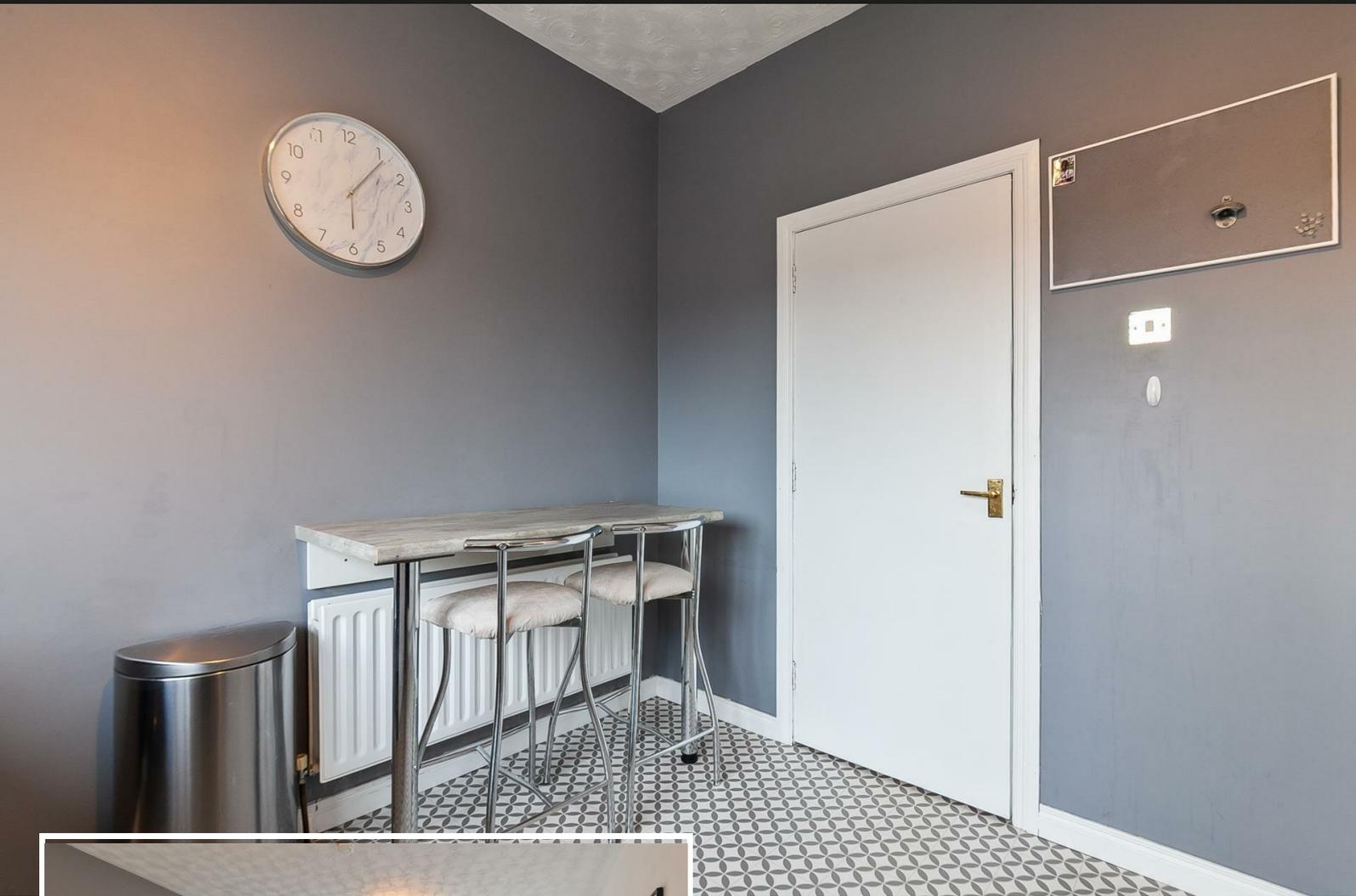
- Top Floor Apartment
- Lounge Through Dining Room
- Deluxe Bathroom With Four Piece Suite
- Private Balcony Area
- Views Towards Belfast Lough, Belfast Harbour & Cammonee Hill
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Communal Parking; Communal Gardens
- Convenient Location; Immaculately Presented

Offers Over £129,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

### PRIVATE ENTRANCE HALL

Feature height ceiling, continuing throughout remainder of property. Access to twin stores and roof space.

### LOUNGE THROUGH DINING ROOM 16'11" x 13'3"

Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door with matching side screens leading to private balcony area. Elevated views towards Belfast Lough, Belfast Harbour and Carnmoney Hill.



## **KITCHEN WITH INFORMAL DINING AREA 10'1" x 9'7"**

Modern fitted white high gloss kitchen (installed new 2022) with range of high and low level storage units with contrasting stone effect melamine work surface. Fitted breakfast bar unit. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Rural views to rear.

## **BEDROOM 1 14'2" x 9'9"**

Rural views to rear.

## **BEDROOM 2 9'9" x 9'4"**

Elevated views towards Belfast Lough, Belfast Harbour and Carnmoney Hill.

## **DELUXE BATHROOM**

Contemporary, white four piece suite comprising panelled bath, separate fully tiled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Towel radiator. Tiled floor.

## **EXTERNAL**

Generous sized communal parking area.  
Communal gardens finished mainly in lawn.

## **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, two bedroom, top floor apartment with private balcony, enjoying elevated views towards Belfast Lough, Belfast Harbour and Carnmoney Hill, conveniently located within a select development situated off the Monkstown Road, Newtownabbey, within walking distance to shops, local amenities and public transport routes.**

**The property comprises communal entrance hall with intercom entry system, private entrance hall, lounge through dining room with sliding patio door to private balcony area, recently installed modern fitted kitchen with informal dining area, two well proportioned bedrooms, and deluxe bathroom with contemporary four piece suite.**

**Externally, the property enjoys generous sized communal parking area and communal gardens finished mainly in lawn.**

**Other attributes include gas fired central heating, PVC double glazing, and feature height ceilings throughout.**

**Early viewing highly recommended to avoid disappointment.**



### 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>75</b>	<b>77</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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