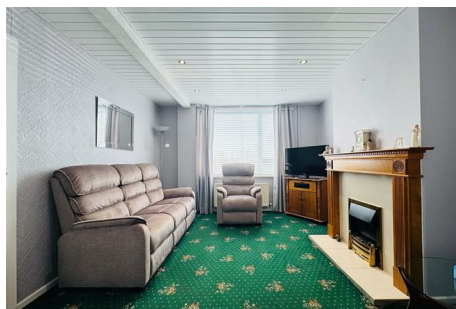




22 PRINCES AVENUE

Station Road / Doagh
 Road Newtownabbey

- End Terrace
- 3 Bedrooms
- 2 Receptions
- Conservatory
- Utility & Downstairs WC
- PVC Double Glazing
- Gas Heating
- Cul De Sac Position

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	59	73
EU Directive 2002/91/EC		

Offers Around £124,950

22 Princes Avenue

Station Road / Doagh Road, Newtownabbey, BT37 0BX



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

LOUNGE

11'8" x 11'1" (3.56m" x 3.38m")

Attractive fireplace, pine surround, radiator, open to dining room

DINING ROOM

11'8" x 8'11" (3.56m" x 2.72m")

Radiator, pvc double glazed sliding patio doors to conservatory

CONSERVATORY

8'8" x 8'3" (2.64m" x 2.51m")

Radiator, pvc double glazed door to utility / rear porch

UTILITY ROOM

8'10" x 6'9" at widest (2.69m" x 2.06m" at widest)

Plumbed for washing machine, worktop, PVC double glazed back door.

DOWNSTAIRS WC

Low flush wc, pedestal wash hand basin, radiator, gas boiler

KITCHEN

11'6" x 9'10" at widest (3.51m" x 3.00m" at widest)

Modern range of high and low level units, formica worktop, basin 1/2 stainless steel sinkfully pvc panelled walls, radiator unit, cooker space, extractor fan, fridge / freezer space, partly tiled walls, radiator, pvc double glazed door to utility / rear porch

FIRST FLOOR

LANDING

BEDROOM 1

11'9" x 11'0" at widest (3.58m" x 3.35m" at widest)

Radiator, storage cupboard

BEDROOM 2

11'9" x 10'6" at widest (3.58m" x 3.20m" at widest)

Built in mirrored sliding robes, radiator

BEDROOM 3

9'6" x 8'8" at widest (2.90m" x 2.64m" at widest)

Wood laminate flooring, radiator

BATHROOM

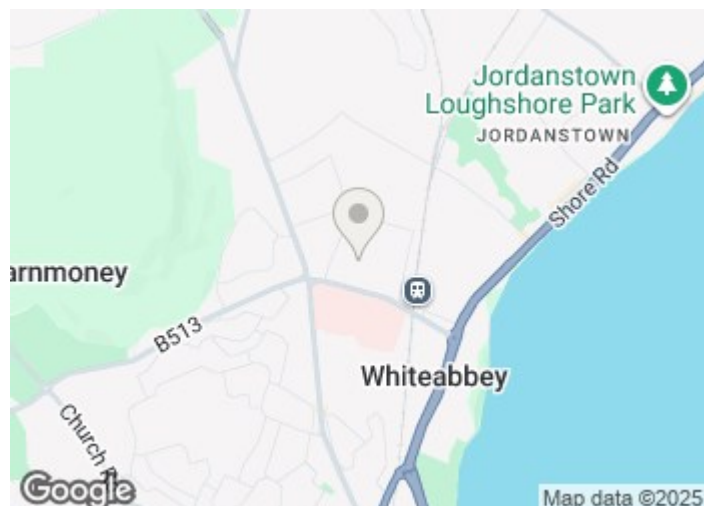
Champagne coloured suite comprising bath, pedestal wash hand basin, low flush wc, pedestal wash hand basin, low flush wc, radiator

OUTSIDE

Garden to front in lawn

Garden to side / rear in lawn

Garden to rear in lawn with paved patio area

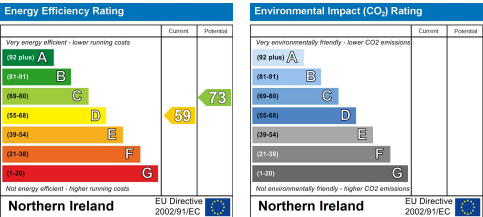


Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000