



**8 Harmin Drive
 Hightown Road, Newtownabbey, BT36 7UJ**

**Offers Around
 £174,950**

We are delighted to offer for sale this attractive semi detached bungalow which is located in a very popular residential area just off the Hightown / Derry Road and will ideally suit the growing family.

Inside the accommodation comprises; entrance hall, large lounge with wood laminate flooring and a beech fitted kitchen with access to rear. Also on the ground floor there are 2 bedrooms and a shower room. Upstairs there are a further 2 bedrooms one with part ensuite. Other benefits include gas heating, PVC double glazing and PVC fascia and guttering. Outside there is a paved driveway leading to a detached garage, garden to front in lawn and a fully enclosed garden to rear in lawn with patio area.

Early viewing recommended !!

8 Harmin Drive

Hightown Road, Newtownabbey, BT36 7UJ



- Semi Detached Bungalow
- Beech Fitted Kitchen
- Gas Heating
- 4 Bedrooms Part Ensuite
- Modern Shower Room
- Detached Garage
- Large Lounge
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Pvc double glazed front door, tiled floor

ENTRANCE HALL

Pvc double glazed double doors, wood laminate flooring, radiator, under stairs storage

LOUNGE

16'2" x 12'7" (4.93m" x 3.84m")
Attractive hole in wall style fireplace, marble hearth, wood laminate flooring, radiator, attractive bow window

KITCHEN

12'5" x 10'10" at widest (3.78m" x 3.30m" at widest)
Range of beech high and low level units, formica worktop, basin and a half

stainless steel sink unit, cooker space, stainless steel extractor fan, under fridge space, plumbed for washing machine, partly tiled walls, wood laminate tile effect flooring, radiator, pvc double glazed back door

BEDROOM 1

10'11" x 10'11" (3.33m" x 3.33m")
Wood laminate flooring, radiator

BEDROOM 2

16'1" x 10'11" at widest (4.90m" x 3.33m" at widest)
Built in mirror sliding robes, two radiators

SHOWER ROOM

Shower cubicle, thermostatic shower, vanity unit, low flush wc, fully tiled walls, radiator

FIRST FLOOR

LANDING

Under eaves storage

BEDROOM 3

12'4" x 11'4" at widest (3.76m" x 3.45m" at widest)
Radiator, built in wardrobe & drawers

PART ENSUITE

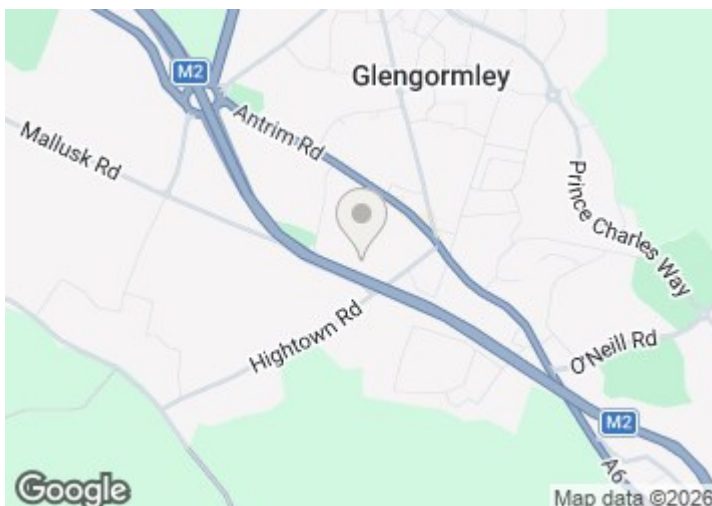
Low flush wc, vanity unit, pvc tongue and groove panelled walls

BEDROOM 4

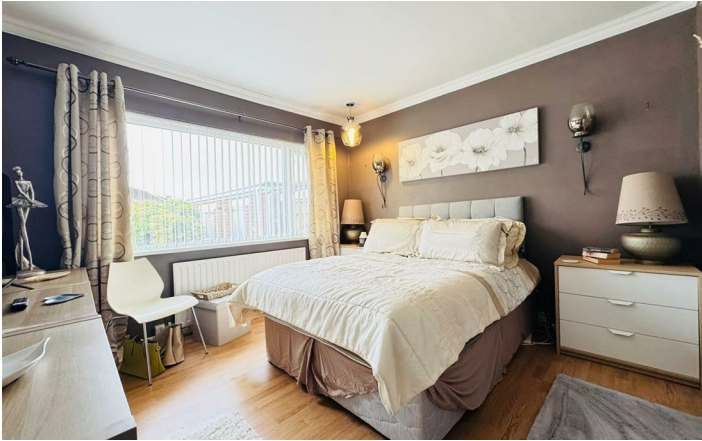
9'6" x 8'3" (2.90m" x 2.51m")
Radiator, built in wardrobes

OUTSIDE

Paved driveway leading to a detached garage, gas boiler
Garden to front in lawn with shrubs
Fully enclosed garden to rear in lawn with paved patio area
PVC fascia and guttering



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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