



38 HOLLYBANK DRIVE

Monkstown Newtownabbey BT37

- Extended Semi Detached
- 3 Bedrooms
- 3 Reception Rooms
- Fitted Kitchen / Diner
- Downstairs WC
- White Bathroom Suite
- PVC Double Glazing / Gas
- Detached Garage

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		EU Directive 2002/91/EC	

Offers Around £144,950

38 Hollybank Drive

Monkstown, Newtownabbey, BT37 OHG



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

FURNISHED CLOAKROOM

Low flush wc, wash hand basin, partly tiled walls

LOUNGE

15'0" x 12'7" at widest (4.57m" x 3.84m" at widest)

Tiled fireplace, solid wood flooring, radiator

FAMILY ROOM

9'11" x 9'10" (3.02m" x 3.00m")

Wood laminate flooring, radiator

KITCHEN / DINING

16'4" x 8'9" (4.98m" x 2.67m")

Range of low level units, formica worktop, basin 1/2 sink unit, cooker space, under fridge space, partly tiled walls, radiator, open to family / dining room

FAMILY / DINING ROOM

12'5" x 8'10" (3.78m" x 2.69m")

Radiator, pvc double glazed side door, pvc double glazed double doors to rear

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'6" x 11'11" at widest (3.81m" x 3.63m" at widest)

Built in wardrobe with gas boiler, radiator

BEDROOM 2

11'11" x 9'11" (3.63m" x 3.02m")

Radiator, built in wardrobe

BEDROOM 3

12'3" x 8'10" (3.73m" x 2.69m")

Radiator, built in wardrobe

BATHROOM

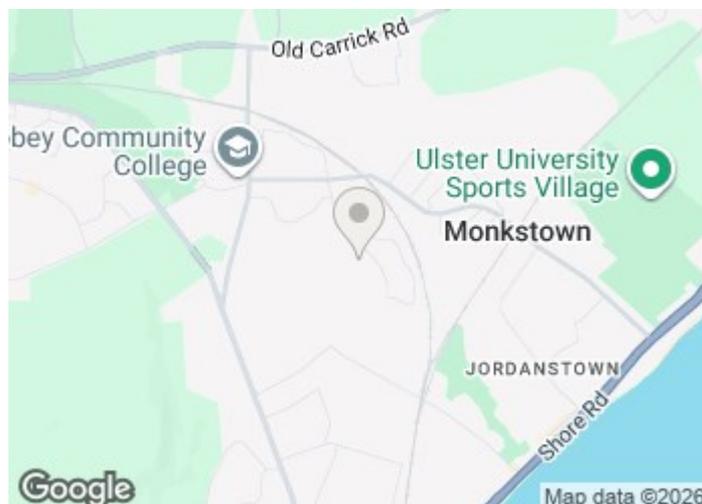
White suite comprising bath, Mira shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, radiator, hotpress

OUTSIDE

Concrete driveway for ample parking leading to a detached garage

Garden to front in lawn

Garden to rear in lawn with paved patio area

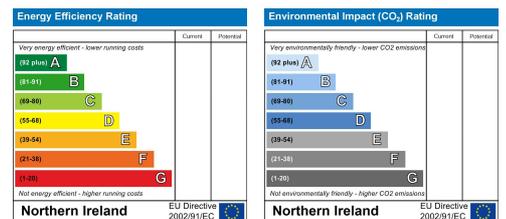


Directions



Floor Plan

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