



26 ABBEY CRESCENT

Doagh Road
Newtownabbey BT37

- Detached Villa
- 3 Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Shower Room
- PVC Double Glazing / Gas
- Attached Garage / Gardens
- 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			EU Directive 2002/91/EC

Offers Around £219,950

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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, radiator

CLOAKROOM / STUDY

7'2" x 5'6" (2.18m" x 1.68m")

Radiator, potential downstairs wc

LOUNGE

12'10" x 11'8" (3.91m" x 3.56m")

Feature mock fireplace, mahogany surround, radiator

FAMILY ROOM

12'0" x 11'9" at widest (3.66m" x 3.58m" at widest)

Attractive brick fireplace, radiator, double bi fold doors to kitchen / diner

KITCHEN / DINER

13'5" x 11'7" (4.09m" x 3.53m")

Modern range of cream high gloss high and low level units, formica worktop, stainless steel single drainer sink unit, built in double oven, ceramic hob, stainless steel extractor fan, integrated fridge / freezer, dishwasher and washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed back door

FURNISHED CLOAKROOM

Low flush wc, pedestal wash hand basin, tiled floor, radiator

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

15'2" x 9'0" at widest (4.62m" x 2.74m" at widest)

Radiator, built in cupboard

BEDROOM 2

10'5" x 9'11" (3.18m" x 3.02m")

Built in sliding robes, radiator

BEDROOM 3

9'5" x 8'8" (2.87m" x 2.64m")

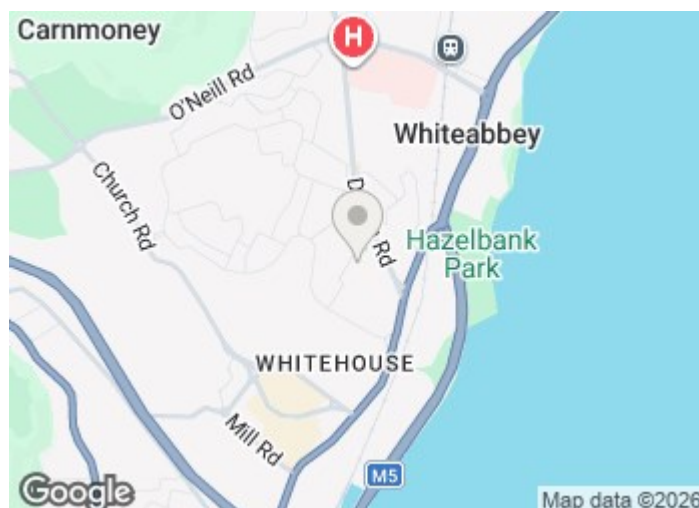
Radiator

SHOWER ROOM

Shower cubicle, thermostatic shower, vanity unit, low flush wc, fully tiled walls, storage cupboard with gas boiler, radiator

OUTSIDE

Concrete driveway leading to an attached garage, double doors to front, light & power
Pebbled garden to front
Garden to rear in lawn with paved patio area



Directions



Floor Plan

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