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### 6 The Cedars, Newtownabbey, BT37 0SR

For Sale Offers Over £89,950

This well presented apartment is situated in a popular development and will appeal to a variety of purchasers from first time buyers to those who are retired. The property benefits from gas fired central heating and a modern kitchen and bathroom. We recommend viewing at your earliest convenience.



**Energy Efficiency Rating B.** 

**T:** 028 9080 0000











- Second floor apartment in popular residential area
- 2 Bedrooms plus large store (8'5" x 4'5")
- Lounge with laminate wood flooring
- Modern fitted kitchen with built in appliances
- Modern white bathroom suite
- Gas fired central heating
- Partial double glazing
- Well presented throughout
- Car parking space
- Management Company

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
<b>B</b> 81-91	82	84
C 69-80	02	
D 55-68		
E 39-54		
F 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		





The property comprises:

RECEPTION HALL Laminate wood flooring

LOUNGE 14' 11" x 13' 7" (4.55m x 4.14m) Laminate wood flooring, partial view of Belfast Lough, balcony

KITCHEN 13' 7" x 8' 5" (4.14m x 2.57m) Modern fitted kitchen with range of high and low level units, round edge work surfaces, stainless steel sink unit with mixer tap, built in ceramic hob, built in stainless steel fan assisted oven, plumbed for washing machine, stainless steel extractor fan, Ideal gas boiler

BEDROOM (1) 10' 11" x 8' 5" (3.33m x 2.57m) Laminate wood flooring, built in sliderobes

BEDROOM (2) 10' 8" x 10' 1" (3.25m x 3.07m) Laminate wood flooring

STORE 8' 5" x 4' 5" (2.57m x 1.35m) Laminate wood flooring, built in wardrobe

BATHROOM Modern white bathroom suite, low flush WC, vanity unit with mixer tap, panelled bath with mixer shower, tiling, heated towel rail, ceramic tiled flooring, downlighters, extractor fan

OUTSIDE Car parking space with communal ground



Please note we do not test appliances and all measurements are approximate These particulars are issued in good faith but do not constitute representations of fact or form part of this offer or contract. The particulars should be independently verified by prospective buyes or advisers. Neither McMilan Estate Agents Ltd nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this poperty. Services, fittings and equipment referred in the sales details have not been tested (under so therwise stated) and no warranty can be given as to heric condition. All dimensions are taken to the nearest 31 inches.

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## Honesty Integrity Respect

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As a local, family-owned business we are proud to serve our clients and community.

Please call in or **contact us** for any advice

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