

47 Hillcrest Drive, Newtownabbey, BT36 6EQ

For Sale
Offers Over
£119,500

Attention first time buyers! An excellent opportunity to purchase this conveniently located semi-detached villa. The property has been presented to an excellent standard by the current owners and will offer the opportunity for a purchaser to simply move in and set their furniture down. Early viewing is advised to avoid disappointment.



Energy Efficiency Rating E.

T: 028 9080 0000





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		66
E	39-54	41	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Semi-detached villa quiet residential cul de sac
- 3 bedrooms (one with view towards Knockagh and Belfast Lough)
- Lounge with laminate wood flooring and feature fireplace
- Modern kitchen with high gloss units open plan to casual dining area
- Modern shower room
- Double glazing in uPVC frames
- Oil fired central heating
- Spacious garden to rear with decking and patio areas



The property comprises

ENTRANCE HALL uPVC front door, laminate wood flooring, understair storage.

LOUNGE 12' 8" x 11' 10" (3.86m x 3.61m)
Laminate wood flooring, feature fireplace, through to;

KITCHEN 18' 6" x 9' 4" (5.64m x 2.84m)
Range of high and low level units, high gloss units, rounded edge work surfaces, single drainer stainless steel sink unit, mixer taps, built-in stainless steel oven and hob unit, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring, plumbed for washing machine.

Open plan to casual dining area with laminate wood flooring.

LANDING Access to roofspace, hotpress with insulated copper cylinder, Willis type immersion heater.

BEDROOM (1) 12' 9" x 8' 5" (3.89m x 2.57m)
Laminate wood flooring.

BEDROOM (2) 11' 4" x 9' 6" (3.45m x 2.9m)
Laminate wood flooring, view towards Knockagh and Belfast Lough.

BEDROOM (3) 9' 9" or 6' 2" x 9' 7" (2.97m x 2.92m)
Laminate wood flooring.

BATHROOM Modern shower room with glazed shower cubicle, Mira electric shower, pedestal wash hand basin, low flush WC, wall tiling, ceramic tiled flooring, chrome heated towel rail.

OUTSIDE
Shed with electric.

Front in stones.

Driveway to side, boiler house with oiled fired boiler. Enclosed rear in stones, raised decked patio area, separate decked area, feature logs, outside light and tap.

uPVC fascia and rain water goods, PVC oil storage tank.



Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

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

Please
call in or
contact us
for any
advice

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



facebook.com/mcmillanestates

Did you know?

For each sale with McMillan Estate Agents a donation is made to the following charities

