

## 114 Monkstown Road, Newtownabbey, BT37 0LE

**For Sale**  
Offers In Region Of  
**£124,950**

This is a bright, spacious semi-detached villa which has been extended to provide additional family accommodation. The property is convenient to schools, shops and public transport facilities. Of particular interest to many will be the extended kitchen, bathroom and forth bedroom. This is a home we can recommend with utmost confidence.



Energy Efficiency Rating G.

**T: 028 9080 0000**





Very energy efficient - lower running costs		Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		39
G	1-20	3	

Not energy efficient - higher running costs

- Extended semi-detached villa in a popular residential area
- 4 Bedrooms
- 2 Reception rooms
- Kitchen
- Spacious bathroom with modern white suite
- Double glazing
- Oil fired central heating
- Close to schools, shops and public transport facilities
- uPVC fascia and rainwater goods
- Detached matching garage (20' 1 x 10' 3")



The property comprises of

## GROUND FLOOR

**RECEPTION HALL** Laminate wood flooring, understair storage.

**LOUNGE** 11' 10" x 11' 10" (3.61m x 3.61m)  
Marble fireplace with polished mahogany surround, bookcase.

**DINING ROOM / FAMILY ROOM** 18' 11" x 10' 3" (or 7' 8") (5.77m x 3.12m)  
Polished wood flooring, tiled fireplace with polished mahogany surround, bookshelves. Double glazed patio doors to rear.

**BREAKFAST AREA** 10' 5" x 7' 8" (3.18m x 2.34m)  
Laminate wood flooring. Welsh style dresser.

**KITCHEN** 11' 9" x 8' 3" (3.58m x 2.51m)  
Built-in units, sink unit with mixer tap and vegetable sink, extractor fan, tiling, ceramic tiled flooring, concealed lighting. Access to rear.

## FIRST FLOOR

**LANDING** Hot press with insulated copper cylinder.

**BEDROOM (1)** 12' 0" x 10' 3" (3.66m x 3.12m)  
Built-in bookshelves.

**BEDROOM (2)** 11' 10" x 10' 3" (3.61m x 3.12m)

**BEDROOM (3)** 8' 10" x 7' 9" (2.69m x 2.36m)

**SPACIOUS BATHROOM** White suite comprising of panelled bath with mixer tap and telephone hand shower, low flush WC, bidet, pedestal wash hand basin, spacious shower with electric shower, uPVC ceiling, downlighters.

## SECOND FLOOR

**LANDING** Velux window, access to bespoke fixed staircase to second floor landing.

**BEDROOM (4)** 14' 2" x 10' 9" (4.32m x 3.28m)  
Eaves storage, velux window.

**DETACHED MATCHING GARAGE** 20' 1" x 10' 3" (6.12m x 3.12m)  
Roller door, light and power. Oil fired boiler.

## OUTSIDE

Front in plants, trees and shrubs.

Rear paved, decking, light. Oil storage tank.



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Integrity  
Respect**

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

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